### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

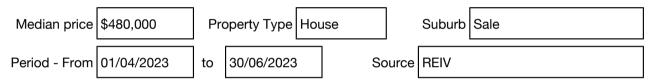
178-180 Macalister Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this		

Single price \$1,025,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	190 Macarthur St SALE 3850	\$1,100,000	16/06/2023
2	11 Nest Ct SALE 3850	\$940,000	08/03/2022
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

16/08/2023 11:10



# GRAHAM CHALMER





Rooms: 7 Property Type: House Land Size: 900 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$1,025,000 Median House Price June quarter 2023: \$480,000

## **Comparable Properties**

NPRO-	190 Macarthur St SALE 3850 (REI) 5 2 5 Price: \$1,100,000 Method: Private Sale Date: 16/06/2023 Property Type: House Land Size: 2000 sqm approx	Agent Comments
	11 Nest Ct SALE 3850 (REI/VG) 4  3  2 Price: \$940,000 Method: Private Sale Date: 08/03/2022 Property Type: House Land Size: 1043 sqm approx	Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

#### Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

propertydata



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