

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

194 Cunninghame Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$710,000

Median sale price

Median price \$531,000 Property Type House Suburb Sale

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 134 Macalister St SALE 3850 | \$730,000 | 08/09/2022 |
| 2 | 175-177 Macarthur St SALE 3850 | \$705,000 | 09/01/2023 |
| 3 | 24 DUNDAS St SALE 3850 | \$680,000 | 29/08/2023 |

OR

~~B* 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 18 months.~~

This Statement of Information was prepared on:

13/02/2024 14:14

Ferg Horan

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Indicative Selling Price

\$680,000 - \$710,000

Median House Price

December quarter 2023: \$531,000



3 2 2

Property Type: House

Land Size: 552 sqm approx

Agent Comments

Comparable Properties



134 Macalister St SALE 3850 (REI)

Agent Comments

4 1 2

Price: \$730,000

Method: Private Sale

Date: 08/09/2022

Property Type: House



175-177 Macarthur St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$705,000

Method: Private Sale

Date: 09/01/2023

Property Type: House

Land Size: 835 sqm approx



24 DUNDAS St SALE 3850 (REI/VG)

Agent Comments

4 2 1

Price: \$680,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 816 sqm approx

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