

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 38 Mccole Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$290,000

Median sale price

Median price \$477,500

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/09/2023

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	40 Mccole St SALE 3850	\$313,500	25/08/2023
2	21 Mccole St SALE 3850	\$310,000	05/09/2022
3	16 Mathieson St SALE 3850	\$280,000	19/12/2022

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:

03/01/2024 14:48

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Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$290,000
Median House Price
September quarter 2023: \$477,500

Comparable Properties



40 Mccole St SALE 3850 (REI)

Agent Comments



Price: \$313,500
Method: Private Sale
Date: 25/08/2023
Property Type: House
Land Size: 659 sqm approx



21 Mccole St SALE 3850 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 05/09/2022
Property Type: House
Land Size: 587 sqm approx



16 Mathieson St SALE 3850 (REI)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 19/12/2022
Property Type: House
Land Size: 590 sqm approx

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