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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Mcghee Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$427,500								
Median sale price									
Median price	\$531,000	Pro	operty Type Hou	ISE	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.

Ado	dress of comparable property	Price	Date of sale
1	20 Raglan St SALE 3850	\$437,000	07/09/2023
2	8 Sandra Ct SALE 3850	\$425,000	25/07/2023
3	8 Simpson St SALE 3850	\$418,000	02/12/2022

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:

13/01/2024 10:45



GRAHAM CHALMER

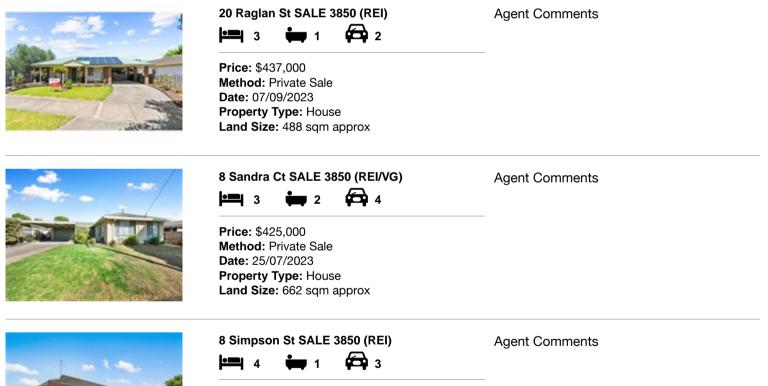




Rooms: 6 Property Type: House Land Size: 800 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$427,500 Median House Price December quarter 2023: \$531,000

Comparable Properties





Price: \$418,000 Method: Private Sale Date: 02/12/2022 Property Type: House

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



propertydata

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