

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

173 Macarthur Street, Sale Vic 3850

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$220,000

&

\$242,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/03/2018

Source REIV

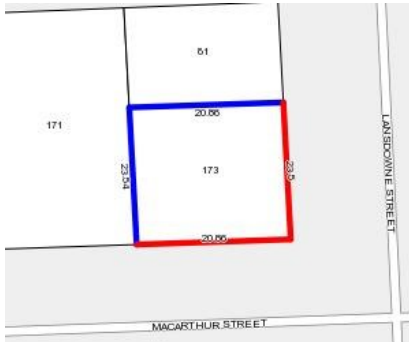
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	199 Raglan St SALE 3850	\$238,000	19/12/2017
2	84 Raglan St SALE 3850	\$230,000	22/02/2018
3	136 Lansdowne St SALE 3850	\$225,000	05/09/2017

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 eighteen months.



Rooms: 5

Property Type: House

Land Size: TBC sqm approx

Agent Comments

Comparable Properties



199 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$238,000

Method: Private Sale

Date: 19/12/2017

Rooms: 5

Property Type: House

Land Size: 1009 sqm approx



84 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 22/02/2018

Rooms: 7

Property Type: House

Land Size: 822 sqm approx



136 Lansdowne St SALE 3850 (REI/VG)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 05/09/2017

Rooms: 5

Property Type: House

Land Size: 1000 sqm approx