

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

12 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	272 Raglan St SALE 3850	\$380,000	29/08/2024
2	114 Dundas St SALE 3850	\$350,000	26/07/2024
3	1/5 Macarthur St SALE 3850	\$410,000	03/08/2023

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:

29/08/2024 16:16

Matt Cutler
51439207
0438356761
matthewc@chalmer.com.au

Indicative Selling Price
\$375,000

Median House Price
Year ending June 2024: \$486,250



Property Type: House (Previously Occupied - Detached)

Land Size: 550 sqm approx

[Agent Comments](#)

Comparable Properties



272 Raglan St SALE 3850 (REI)

[Agent Comments](#)



Price: \$380,000

Method: Private Sale

Date: 29/08/2024

Property Type: House

Land Size: 573.40 sqm approx



114 Dundas St SALE 3850 (REI)

[Agent Comments](#)



Price: \$350,000

Method: Private Sale

Date: 26/07/2024

Property Type: House

Land Size: 438 sqm approx



1/5 Macarthur St SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$410,000

Method: Private Sale

Date: 03/08/2023

Property Type: Townhouse (Single)

Land Size: 331 sqm approx

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