

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

178-180 Macalister Street, Sale Vic 3850

Indicative selling price

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

Single price

\$940,000

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 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	8 Valetta St SALE 3850	\$882,500	08/06/2023
2	33 Barkly St SALE 3850	\$860,000	08/08/2022
3			

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.~~

This Statement of Information was prepared on:

15/11/2023 15:12

178-180 Macalister Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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Indicative Selling Price

\$940,000

Median House Price

September quarter 2023: \$477,500



4 2 2

Property Type: House

Land Size: 941 sqm approx

Agent Comments

Comparable Properties



8 Valetta St SALE 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$882,500

Method: Private Sale

Date: 08/06/2023

Property Type: House

Land Size: 1363 sqm approx



33 Barkly St SALE 3850 (REI/VG)

Agent Comments

4 2 -

Price: \$860,000

Method: Private Sale

Date: 08/08/2022

Property Type: House

Land Size: 1012 sqm approx

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.

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



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