

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

2 / 195 - 197 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price

\$329,950

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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	190 Dawson St SALE 3850	\$330,000	17/06/2021
2	5 Bergen Cr SALE 3850	\$320,000	08/11/2021
3	3 Speechley Ct SALE 3850	\$320,000	23/07/2021

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:

01/09/2022 15:11



Property Type:

Agent Comments

Comparable Properties



190 Dawson St SALE 3850 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 17/06/2021

Property Type: House (Res)

Land Size: 565 sqm approx



5 Bergen Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 08/11/2021

Property Type: House

Land Size: 598 sqm approx



3 Speechley Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 23/07/2021

Property Type: House

Land Size: 340 sqm approx