

# 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

44 Hutchison Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$460,000

### Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/01/2023

to

31/03/2023

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.

	Address of comparable property	Price	Date of sale
1	47 Alameda Dr SALE 3850	\$470,000	16/12/2021
2	6 Mcdonald Ct SALE 3850	\$465,000	22/12/2021
3	3 Joseph St SALE 3850	\$460,000	21/10/2022

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:

29/05/2023 15:36

44 Hutchison Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

**Indicative Selling Price**

\$460,000

**Median House Price**

March quarter 2023: \$472,500



4 2 2

**Rooms:** 6

**Property Type:** House

**Land Size:** 1046 sqm approx

Agent Comments

## Comparable Properties



**47 Alameda Dr SALE 3850 (REI/VG)**

Agent Comments

3 1 3

**Price:** \$470,000

**Method:** Private Sale

**Date:** 16/12/2021

**Property Type:** House

**Land Size:** 727 sqm approx



**6 McDonald Ct SALE 3850 (REI)**

Agent Comments

4 2 2

**Price:** \$465,000

**Method:** Private Sale

**Date:** 22/12/2021

**Property Type:** House

**Land Size:** 667 sqm approx



**3 Joseph St SALE 3850 (REI)**

Agent Comments

3 2 2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 21/10/2022

**Property Type:** House

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



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