

# 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

142 Macarthur Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$379,950

### Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	171 Macarthur St SALE 3850	\$400,000	22/10/2019
2	125 Stawell St SALE 3850	\$397,000	23/11/2019
3	72 Barkly St SALE 3850	\$370,000	12/07/2020

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:

07/12/2020 16:54

142 Macarthur Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

**Indicative Selling Price**

\$379,950

**Median House Price**

September quarter 2020: \$352,500



3 1 2

**Property Type:** House

**Land Size:** 800 sqm approx

**Agent Comments**

## Comparable Properties



**171 Macarthur St SALE 3850 (VG)**

**Agent Comments**

3 - -

**Price:** \$400,000

**Method:** Sale

**Date:** 22/10/2019

**Property Type:** House (Res)

**Land Size:** 808 sqm approx



**125 Stawell St SALE 3850 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$397,000

**Method:** Private Sale

**Date:** 23/11/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 420 sqm approx



**72 Barkly St SALE 3850 (REI/VG)**

**Agent Comments**

4 1 1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 12/07/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 676 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.