

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

175-177 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$392,250

Property Type House

Suburb Sale

Period - From 01/04/2021

to 30/06/2021

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 | 95 Elgin St SALE 3850 | \$725,000 | 31/03/2021 |
| 2 | 115 Dundas St SALE 3850 | \$715,000 | 17/02/2021 |
| 3 | 111 Lansdowne St SALE 3850 | \$695,000 | 22/09/2020 |

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:

20/09/2021 12:26

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

June quarter 2021: \$392,250



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties



95 Elgin St SALE 3850 (VG)

Agent Comments



Price: \$725,000

Method: Sale

Date: 31/03/2021

Property Type: House (Res)

Land Size: 397 sqm approx



115 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 17/02/2021

Rooms: 9

Property Type: House

Land Size: 1011 sqm approx



111 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$695,000

Method: Sale

Date: 22/09/2020

Property Type: House (Res)

Land Size: 1051 sqm approx

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