

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

17 Mathieson Street, Sale Vic 3850

Indicative selling price

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

Single price \$312,500

Median sale price

Median price \$515,000

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/09/2024

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	11 Mathieson St SALE 3850	\$312,500	22/01/2024
2	40 Mccole St SALE 3850	\$313,500	25/08/2023
3	44 Overend Cr SALE 3850	\$310,000	05/05/2023

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:

24/10/2024 09:39

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$312,500
Median House Price
September quarter 2024: \$515,000

Comparable Properties



11 Mathieson St SALE 3850 (REI/VG)

Agent Comments



Price: \$312,500
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 584 sqm approx



40 Mccole St SALE 3850 (REI)

Agent Comments



Price: \$313,500
Method: Private Sale
Date: 25/08/2023
Property Type: House
Land Size: 659 sqm approx



44 Overend Cr SALE 3850 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 05/05/2023
Property Type: House (Res)
Land Size: 590 sqm approx

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