Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 38 Mccole Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	ı/underqı	uoting		
Single price	e \$285,000							
Median sale p	rice							
Median price	\$531,000	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/10/2023	to	31/12/2023			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.

Ado	dress of comparable property	Price	Date of sale
1	16 Mathieson St SALE 3850	\$280,000	19/12/2022
2	132 Dawson St SALE 3850	\$280,000	21/10/2022
3	19 Mathieson St SALE 3850	\$260,000	08/09/2022

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:

05/03/2024 15:54



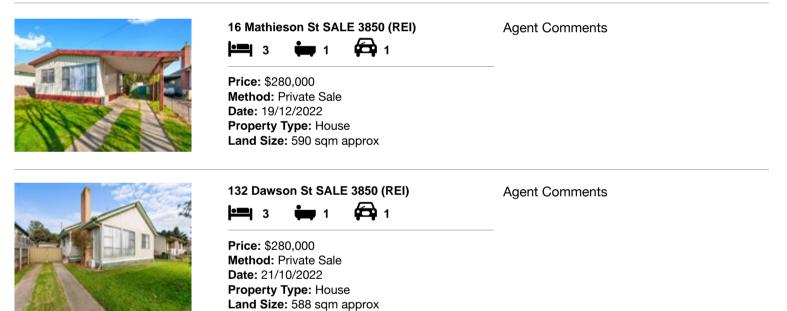
GRAHAM CHALMER





Property Type: House Land Size: 690 sqm approx Agent Comments Indicative Selling Price \$285,000 Median House Price December quarter 2023: \$531,000

Comparable Properties



19 Mathieson St SALE 3850 (VG)

Agent Comments



Price: \$260,000 Method: Sale Date: 08/09/2022 Property Type: House (Res) Land Size: 584 sqm approx

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

propertydata



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