

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

38 Mccole Street, Sale Vic 3850

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$531,000

Property Type

House

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.

Address 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



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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



16 Mathieson St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$280,000
Method: Private Sale
Date: 19/12/2022
Property Type: House
Land Size: 590 sqm approx



132 Dawson St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$280,000
Method: Private Sale
Date: 21/10/2022
Property Type: House
Land Size: 588 sqm approx

19 Mathieson St SALE 3850 (VG)

Agent Comments

3 - -

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