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	102 Macalister Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$510,000

Median sale price

Median price	\$405,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2020	to	31/12/2020		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

1	107 Dundas St SALE 3850	\$525,000	16/11/2020
2	6 Relph Av SALE 3850	\$520,000	09/10/2020
3	21 Lazzaro Cr SALE 3850	\$500,000	02/11/2020

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:	16/03/2021 17:26



Date of sale

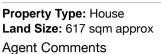


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Indicative Selling Price \$510,000

Median House Price December quarter 2020: \$405,000







Comparable Properties



107 Dundas St SALE 3850 (VG)

— 3

Price: \$525,000 Method: Sale Date: 16/11/2020

Property Type: House (Res) Land Size: 372 sqm approx

Agent Comments



6 Relph Av SALE 3850 (VG)

Price: \$520,000 Method: Sale Date: 09/10/2020

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments

21 Lazzaro Cr SALE 3850 (VG)

└─ 4



Price: \$500,000 Method: Sale Date: 02/11/2020

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments

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



