

# 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

118 Macarthur Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$890,000

### Median sale price

Median price \$387,250 Property Type House Suburb Sale

Period - From 01/01/2021 to 31/03/2021 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	16 Inglis St SALE 3850	\$850,000	22/04/2021
2	65 Cobains Rd SALE 3850	\$835,000	19/02/2021
3	14 Millicent Ct SALE 3850	\$835,000	10/07/2020

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:

01/07/2021 12:46

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$840,000 - \$890,000

**Median House Price**

March quarter 2021: \$387,250



 4  2  2

**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1618 sqm approx

Agent Comments

## Comparable Properties



**16 Inglis St SALE 3850 (REI/VG)**

Agent Comments

 5  3  3

**Price:** \$850,000

**Method:** Private Sale

**Date:** 22/04/2021

**Property Type:** House

**Land Size:** 1693 sqm approx



**65 Cobains Rd SALE 3850 (REI)**

Agent Comments

 5  2  2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 19/02/2021

**Property Type:** House

**Land Size:** 9212 sqm approx



**14 Millicent Ct SALE 3850 (REI/VG)**

Agent Comments

 4  2  6

**Price:** \$835,000

**Method:** Private Sale

**Date:** 10/07/2020

**Rooms:** 9

**Property Type:** House

**Land Size:** 4044 sqm approx