

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

155 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/03/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/487 Raymond St SALE 3850	\$352,000	23/01/2024
2	27 Raglan St SALE 3850	\$340,000	08/01/2024
3	59 Jackson Av SALE 3850	\$335,000	16/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/05/2024 13:31



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Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



2/487 Raymond St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$352,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 178 sqm approx



27 Raglan St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$340,000

Method: Sale

Date: 08/01/2024

Property Type: House (Res)

Land Size: 582 sqm approx



59 Jackson Av SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$335,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 755 sqm approx