### 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	e \$345,000								
Median sale price									
Median price	\$490,880	Pro	operty Type Hou	se	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.

Ade	dress 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



# **GRAHAM CHALMER**





Property Type: House Land Size: 622 sqm approx Agent Comments

Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

**Indicative Selling Price** \$345,000 **Median House Price** March quarter 2024: \$490,880

## **Comparable Properties**



2/487 Raymond St SALE 3850 (REI/VG) 3 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)



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

Agent Comments

Agent Comments

Price: \$335,000 Method: Private Sale Date: 16/11/2023 Property Type: House Land Size: 755 sqm approx

1

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

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propertydata

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