## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

REIV

Source

#### Property offered for sale

Address Including suburb or locality and postcode

2 Macarthur Street, Sale Vic 3850

#### Indicative selling price

Period - From 01/10/2019

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |               |       |        |      |  |  |
|--|-------------|---------------|-------|--------|------|--|--|
| Single pric  | e \$579,950 |               |       |        |      |  |  |
| Median sale price  |             |               |       |        |      |  |  |
| Median price   | \$338,000   | Property Type | House | Suburb | Sale |  |  |

30/09/2020

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

to

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                              | 12 LANSDOWNE St SALE 3850  | \$580,000 | 23/03/2020   |
| 2                              | 5 Hazel Ct SALE 3850       | \$575,000 | 15/07/2020   |
| 3                              | 92 Guthridge Pde SALE 3850 | \$570,000 | 31/10/2019   |

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:

30/11/2020 15:51







Property Type: Land Agent Comments Indicative Selling Price \$579,950 Median House Price Year ending September 2020: \$338,000

# **Comparable Properties**

| 12 LANSDOWNE St SALE 3850 (REI/VG)    12 1    14 1    12 1    14 1    15 1    15 1    12 1    15 1    15 1    12 1    15 1    16 1    16 1    16 1    17 1    16 1    16 1    17 1    16 1    17 1   < | Agent Comments |
|--|----------------|
| 5 Hazel Ct SALE 3850 (VG)<br>4 	 2 	 2 	 2 	 2 	 2 	 2 	 2 	 2 	 2   | Agent Comments |
| 92 Guthridge Pde SALE 3850 (REI/VG)<br>4 2 7<br>Price: \$570,000<br>Method: Private Sale<br>Date: 31/10/2019<br>Rooms: 9<br>Property Type: House<br>Land Size: 1171 sqm approx   | Agent Comments |

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.