## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	4 Mcghee 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 \$475,000

#### Median sale price

Median price	\$515,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/07/2024	to	30/09/2024		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

Address of comparable property		1 1100	Date of Sale
1	306 Guthridge Pde SALE 3850	\$475,000	05/12/2024
2	90 Barkly St SALE 3850	\$475,000	01/11/2024
3	33 Mcghee St SALE 3850	\$447,500	21/08/2024

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:	12/12/2024 14:52



Date of sale



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> Indicative Selling Price \$475,000

Median House Price

September quarter 2024: \$515,000





Property Type: House Land Size: 1014 sqm approx

Agent Comments

# Comparable Properties



306 Guthridge Pde SALE 3850 (REI)

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Price: \$475,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 830 sqm approx Agent Comments



90 Barkly St SALE 3850 (REI/VG)

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**Agent Comments** 

Price: \$475,000 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 1011 sqm approx



33 Mcghee St SALE 3850 (REI/VG)

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Price: \$447,500 Method: Private Sale Date: 21/08/2024 Property Type: House Land Size: 652 sqm approx Agent Comments

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





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