

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

167 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price \$249,500

Median sale price

Median price \$340,000

Property Type House

Suburb Sale

Period - From 30/10/2019

to 29/10/2020

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	11 Cartledge Way SALE 3850	\$248,500	27/05/2019
2	15 Cedar St SALE 3850	\$248,000	08/11/2019
3	82 Market St SALE 3850	\$245,000	12/01/2020

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:

30/10/2020 11:15



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Property Type: House
Land Size: 832 sqm approx
 Agent Comments

Indicative Selling Price
 \$249,500

Median House Price
 30/10/2019 - 29/10/2020: \$340,000

Comparable Properties



11 Cartledge Way SALE 3850 (REI/VG)

Agent Comments

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Price: \$248,500
Method: Private Sale
Date: 27/05/2019
Rooms: 8
Property Type: House
Land Size: 562 sqm approx

15 Cedar St SALE 3850 (REI/VG)

Agent Comments

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Price: \$248,000
Method: Private Sale
Date: 08/11/2019
Rooms: 6
Property Type: House
Land Size: 927 sqm approx



82 Market St SALE 3850 (REI/VG)

Agent Comments

 3
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Price: \$245,000
Method: Private Sale
Date: 12/01/2020
Rooms: 6
Property Type: House
Land Size: 334 sqm approx