

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

21 Mccole Street, Sale Vic 3850

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$550,000

Property Type House

Suburb Sale

Period - From 01/04/2022

to 30/06/2022

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	10 McCole St SALE 3850	\$325,000	26/07/2022
2	128 Dawson St SALE 3850	\$320,000	22/06/2022
3	9 Elston Ct SALE 3850	\$320,000	22/03/2022

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:

02/08/2022 10:06

21 Mccole Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$315,000

Median House Price

June quarter 2022: \$550,000



3 1 1

Property Type: House

Agent Comments

Comparable Properties



10 McCole St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$325,000

Method: Private Sale

Date: 26/07/2022

Property Type: House

Land Size: 714 sqm approx



128 Dawson St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$320,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 562 sqm approx



9 Elston Ct SALE 3850 (REI)

Agent Comments

3 1 -

Price: \$320,000

Method: Private Sale

Date: 22/03/2022

Property Type: House

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



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