

# 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

130 Macarthur Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$430,000

### Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

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	Price	Date of sale
1	39 Topping St SALE 3850	\$430,000	12/09/2024
2	74b Macarthur St SALE 3850	\$450,000	19/12/2023
3	1/5 Macarthur St SALE 3850	\$410,000	03/08/2023

**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:

01/11/2024 17:01

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**Indicative Selling Price**

\$430,000

**Median House Price**

Year ending September 2024: \$492,940



3   1   3

**Rooms:** 5

**Property Type:** House

**Land Size:** 584 sqm approx

[Agent Comments](#)

## Comparable Properties



**39 Topping St SALE 3850 (REI/VG)**

[Agent Comments](#)

4   2   3

**Price:** \$430,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** House

**Land Size:** 653.75 sqm approx

**74b Macarthur St SALE 3850 (VG)**

[Agent Comments](#)

-   -   -

**Price:** \$450,000

**Method:** Sale

**Date:** 19/12/2023

**Property Type:** Office (Com)

**Land Size:** 227 sqm approx



**1/5 Macarthur St SALE 3850 (REI/VG)**

[Agent Comments](#)

2   2   2

**Price:** \$410,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** Townhouse (Single)

**Land Size:** 331 sqm approx

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



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