# 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

160 Macarthur Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	/underquoting					
Single price	e \$439,500								
Median sale price									
Median price	\$492,940	Pro	operty Type Hou	ise	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Pelican Ct SALE 3850	\$455,950	28/10/2024
2	9-11 Lansdowne St SALE 3850	\$460,000	16/10/2024
3	83 Market St SALE 3850	\$465,000	18/05/2023

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:

06/11/2024 12:00





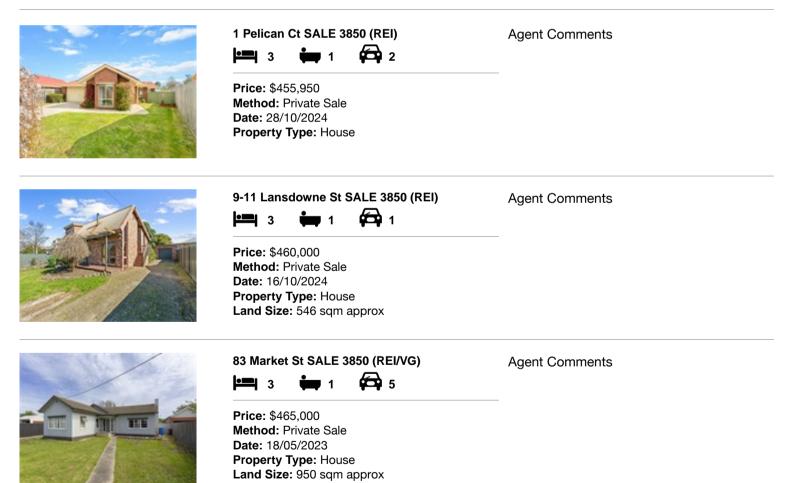




**Property Type:** House **Land Size:** 604 sqm approx Agent Comments Andrew Holmes 03 5144 1888 0483 071 590 andrew@gresale.com.au

Indicative Selling Price \$439,500 Median House Price Year ending September 2024: \$492,940

# **Comparable Properties**



Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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