

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 consumer.vic.gov.au/underquoting

Single price \$439,500

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	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

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 3  1  2

Property Type: House
Land Size: 604 sqm approx
Agent Comments

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

Comparable Properties



1 Pelican Ct SALE 3850 (REI)

Agent Comments

 3  1  2

Price: \$455,950
Method: Private Sale
Date: 28/10/2024
Property Type: House



9-11 Lansdowne St SALE 3850 (REI)

Agent Comments

 3  1  1

Price: \$460,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 546 sqm approx



83 Market St SALE 3850 (REI/VG)

Agent Comments

 3  1  5

Price: \$465,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 950 sqm approx

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