

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

40 Mccole Street, Sale Vic 3850

Indicative selling price

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

Single price

\$219,500

Median sale price

Median price

\$347,500

Property Type

House

Suburb

Sale

Period - From

01/04/2020

to

30/06/2020

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	7 Alexandra Av SALE 3850	\$230,000	28/05/2020
2	21 Jackson Av SALE 3850	\$205,000	21/07/2020
3	31 Mccole St SALE 3850	\$205,000	09/08/2019

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:

27/07/2020 09:28

40 Mccole Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

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Indicative Selling Price

\$219,500

Median House Price

June quarter 2020: \$347,500



3 bedrooms 1 bathroom 2 cars

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



7 Alexandra Av SALE 3850 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$230,000

Method: Private Sale

Date: 28/05/2020

Rooms: 5

Property Type: House

Land Size: 635 sqm approx



21 Jackson Av SALE 3850 (REI)

Agent Comments

3 bedrooms 1 bathroom - cars

Price: \$205,000

Method: Private Sale

Date: 21/07/2020

Rooms: 6

Property Type: House

Land Size: 623 sqm approx



31 Mccole St SALE 3850 (REI)

Agent Comments

3 bedrooms 1 bathroom 3 cars

Price: \$205,000

Method: Private Sale

Date: 09/08/2019

Rooms: 5

Property Type: House

Land Size: 602 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.