

# 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

110 Macalister 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)

Range between \$530,000 & \$555,000

### Median sale price

Median price \$472,500 Property Type House Suburb Sale

Period - From 01/07/2022 to 30/09/2022 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	97 Market St SALE 3850	\$555,000	07/06/2022
2	179 Macarthur St SALE 3850	\$550,000	30/03/2022
3	110 Barkly St SALE 3850	\$550,000	14/01/2022

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:

30/11/2022 10:18



**Property Type:** House (Res)

**Land Size:** 918 sqm approx

**Agent Comments**

## Comparable Properties

### 97 Market St SALE 3850 (VG)

**Agent Comments**



**Price:** \$555,000

**Method:** Sale

**Date:** 07/06/2022

**Property Type:** House (Res)

**Land Size:** 999 sqm approx



### 179 Macarthur St SALE 3850 (VG)

**Agent Comments**



**Price:** \$550,000

**Method:** Sale

**Date:** 30/03/2022

**Property Type:** House (Res)

**Land Size:** 838 sqm approx



### 110 Barkly St SALE 3850 (REI)

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 14/01/2022

**Property Type:** House

**Land Size:** 1011 sqm approx