

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

176 Macalister Street, Sale Vic 3850

Indicative selling price

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

Single price

\$527,500

Median sale price

Median price

\$387,250

Property Type

House

Suburb

Sale

Period - From

01/01/2021

to

31/03/2021

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 Barkly St SALE 3850	\$538,000	16/12/2020
2	181 Macarthur St SALE 3850	\$520,000	14/07/2020
3	4 Ashmore Ct SALE 3850	\$518,000	24/05/2020

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:

19/05/2021 11:36



Property Type: House

Land Size: 480 sqm approx

Agent Comments

Comparable Properties



39 Barkly St SALE 3850 (REI/VG)

Agent Comments



Price: \$538,000

Method: Private Sale

Date: 16/12/2020

Rooms: 9

Property Type: House

Land Size: 1011 sqm approx



181 Macarthur St SALE 3850 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 14/07/2020

Property Type: House (Res)

Land Size: 808 sqm approx



4 Ashmore Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$518,000

Method: Private Sale

Date: 24/05/2020

Rooms: 9

Property Type: House

Land Size: 840 sqm approx