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	33 Mcghee Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

,950
)

Median sale price

Median price	\$485,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	3 Hutchison St SALE 3850	\$485,000	06/06/2023
2	24 Helen Cr SALE 3850	\$472,000	30/05/2024
3	7 Araluen Dr SALE 3850	\$465,000	27/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/07/2024 17:02
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Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$459,950

Median House Price Year ending March 2024: \$485,000





Agent Comments



Comparable Properties



3 Hutchison St SALE 3850 (VG)







Price: \$485.000 Method: Sale Date: 06/06/2023

Property Type: House (Res) Land Size: 627 sqm approx

Agent Comments







Price: \$472,000 Method: Private Sale Date: 30/05/2024 Property Type: House



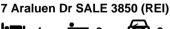


Agent Comments



Land Size: 860 sqm approx





Agent Comments

Price: \$465,000 Method: Private Sale Date: 27/05/2024 Property Type: House Land Size: 824 sqm approx

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



