

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

33 Mcghee Street, Sale Vic 3850

Indicative selling price

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

Single price \$459,950

Median sale price

Median price \$485,000

Property 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	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 comparable properties 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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Indicative Selling Price
\$459,950

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



4 1 2

Property Type: House

Agent Comments

Comparable Properties



3 Hutchison St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$485,000

Method: Sale

Date: 06/06/2023

Property Type: House (Res)

Land Size: 627 sqm approx



24 Helen Cr SALE 3850 (REI/VG)

Agent Comments

3 1 4

Price: \$472,000

Method: Private Sale

Date: 30/05/2024

Property Type: House

Land Size: 860 sqm approx



7 Araluen Dr SALE 3850 (REI)

Agent Comments

4 3 2

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