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

1500 Maffra-sale Road, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	oting
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Single price \$675,000

Median sale price

Median price	\$347,500	Pro	operty Type Hou	use		Suburb	Sale
Period - From	01/04/2020	to	30/06/2020	So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	4 Jess Ct WURRUK 3850	\$742,500	02/12/2019
2	154 Macalister St SALE 3850	\$740,000	27/05/2019
3	1 Macalister St SALE 3850	\$715,000	11/04/2019

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:

21/07/2020 11:18



1500 Maffra-sale Road, Sale Vic 3850

GRAHAM CHALMER





Property Type: Hobby Farm < 20 ha (Rur) Land Size: 10000 sqm approx Agent Comments Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$675,000 Median House Price June quarter 2020: \$347,500

Comparable Properties

4 Jess Ct WURRUK 3850 (REI/VG) 4 2 10 Price: \$742,500 Method: Private Sale Date: 02/12/2019 Rooms: 10 Property Type: House Land Size: 4862 sqm approx	Agent Comments
154 Macalister St SALE 3850 (VG) → 4 → - → - Price: \$740,000 Method: Sale Date: 27/05/2019 Property Type: House (Res) Land Size: 1278 sqm approx	Agent Comments
1 Macalister St SALE 3850 (REI/VG)Image: 52Image: 52Image: 52Image: 52Image: 52Image: 55Price: \$715,000Method: Private SaleDate: \$715,000Method: Private SaleDate: \$11/04/2019Rooms: 8Property Type: HouseLand Size: \$1944 sqm approx	Agent Comments

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.