

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

116 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	135 Lansdowne St SALE 3850	\$325,000	22/10/2020
2	61 Fitzroy St SALE 3850	\$320,000	05/11/2020
3	98 Palmerston St SALE 3850	\$320,000	28/08/2020

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:

10/02/2021 11:21

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$330,000

Median House Price

December quarter 2020: \$405,000



3 1 2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



135 Lansdowne St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$325,000

Method: Sale

Date: 22/10/2020

Property Type: House (Res)

Land Size: 985 sqm approx

61 Fitzroy St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$320,000

Method: Sale

Date: 05/11/2020

Property Type: House (Res)

Land Size: 591 sqm approx



98 Palmerston St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$320,000

Method: Sale

Date: 28/08/2020

Property Type: House (Res)

Land Size: 1011 sqm approx