

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

170-172 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price \$589,500

Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	18 Rue Grande Monde SALE 3850	\$550,000	17/06/2024
2	6 Glass St SALE 3850	\$590,000	12/06/2024
3	207 Macarthur St SALE 3850	\$575,000	11/04/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/10/2024 16:46

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Indicative Selling Price

\$589,500

Median House Price

Year ending June 2024: \$486,250



4 2 4

Property Type: House

Land Size: 1082 sqm approx

Agent Comments

Comparable Properties



18 Rue Grande Monde SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 687 sqm approx



6 Glass St SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$590,000

Method: Private Sale

Date: 12/06/2024

Property Type: House

Land Size: 1057 sqm approx



207 Macarthur St SALE 3850 (REI/VG)

Agent Comments

4 1 4

Price: \$575,000

Method: Private Sale

Date: 11/04/2024

Property Type: House

Land Size: 1011 sqm approx

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