#### 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	10 Mccole 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

Single price \$329,000

#### Median sale price

Median price \$532,500	Propert	ty Type Ho	use	;	Suburb	Sale
Period - From 01/01/2022	to 31/0	03/2022	Sou	urce	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

Address of comparable property		Price	Date of sale
1	7 Overend Cr SALE 3850	\$325,000	22/10/2021
2	9 Elston Ct SALE 3850	\$320,000	22/03/2022
3	19 Buckley St SALE 3850	\$320,000	04/06/2021

#### 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:	22/06/2022 11:09

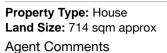




Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

**Indicative Selling Price** \$329,000 **Median House Price** 

March quarter 2022: \$532,500





# Comparable Properties

7 Overend Cr SALE 3850 (VG)

**—** 3

Price: \$325,000 Method: Sale Date: 22/10/2021

Property Type: House (Res) Land Size: 592 sqm approx

**Agent Comments** 



9 Elston Ct SALE 3850 (REI)







Price: \$320,000 Method: Private Sale Date: 22/03/2022 Property Type: House **Agent Comments** 



19 Buckley St SALE 3850 (REI)

3



Price: \$320,000 Method: Private Sale Date: 04/06/2021 Property Type: House Land Size: 666 sqm approx Agent Comments

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



