

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

11 Mclachlan Street, Sale Vic 3850

Indicative selling price

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

Single price

\$315,000

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 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	40 Mccole St SALE 3850	\$315,000	02/08/2023
2	47 Jackson Av SALE 3850	\$320,000	13/06/2023
3	17 McGhee St SALE 3850	\$315,000	01/06/2023

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:

19/08/2024 09:13

11 Mclachlan Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Brett Glover

5144 4333

0408 384 147

brettg@chalmer.com

Indicative Selling Price

\$315,000

Median House Price

Year ending June 2024: \$486,250



3 1 0

Property Type: House

Agent Comments

Comparable Properties



40 McCole St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$315,000

Method: Sale

Date: 02/08/2023

Property Type: House (Res)

Land Size: 689 sqm approx



47 Jackson Av SALE 3850 (REI/VG)

Agent Comments

3 1 4

Price: \$320,000

Method: Private Sale

Date: 13/06/2023

Property Type: House

Land Size: 557 sqm approx



17 McGhee St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$315,000

Method: Sale

Date: 01/06/2023

Property Type: House (Res)

Land Size: 838 sqm approx

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



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