

# 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

123 Cunninghame Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$350,000

### Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	178 York St SALE 3850	\$368,500	12/08/2019
2	60 Cunninghame St SALE 3850	\$353,000	06/03/2020
3	76 Macarthur St SALE 3850	\$350,000	08/02/2019

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:

14/05/2020 09:29

123 Cunninghame Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

**Indicative Selling Price**

\$350,000

**Median House Price**

March quarter 2020: \$343,750



**Property Type:**

Agent Comments

## Comparable Properties



**178 York St SALE 3850 (VG)**

Agent Comments



**Price:** \$368,500

**Method:** Sale

**Date:** 12/08/2019

**Property Type:** Retail (Com)

**Land Size:** 368 sqm approx



**60 Cunninghame St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$353,000

**Method:** Private Sale

**Date:** 06/03/2020

**Property Type:** Retail (Com)

**Land Size:** 153 sqm approx

**76 Macarthur St SALE 3850 (VG)**

Agent Comments



**Price:** \$350,000

**Method:** Sale

**Date:** 08/02/2019

**Property Type:** Hospitality N.E.C.

**Land Size:** 441 sqm approx

**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.