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	170-172 Macarthur 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

00

Median sale price

Median price \$460,000	Pro	pperty Type Ho	use	Subu	rb Sale
Period - From 01/10/2024	to	31/12/2024	Soul	rce 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

1	125 Stawell St SALE 3850	\$575,000	05/02/2025
2	207 Macarthur St SALE 3850	\$575,000	11/04/2024
3	41 Darling St SALE 3850	\$575,000	28/11/2023

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:	06/02/2025 11:24



Date of sale



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

Indicative Selling Price \$575,000

Median House Price December quarter 2024: \$460,000

– 4 **–** 2 **–** 4

Property Type: House Land Size: 1082 sqm approx Agent Comments



Comparable Properties

125 Stawell St SALE 3850 (REI)

4 3 📛 2 🛱

Price: \$575,000 Method: Private Sale Date: 05/02/2025 Property Type: House **Agent Comments**



207 Macarthur St SALE 3850 (REI/VG)

4 📛 1 🛱 4

Price: \$575,000 Method: Private Sale Date: 11/04/2024 Property Type: House Land Size: 1011 sqm approx **Agent Comments**



41 Darling St SALE 3850 (REI/VG)

= 3 **=** 2 **=**

Price: \$575,000 Method: Private Sale Date: 28/11/2023 Property Type: House Land Size: 862 sqm approx Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

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.