

# 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

12 Macarthur Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$375,000

### 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	272 Raglan St SALE 3850	\$380,000	29/08/2024
2	114 Dundas St SALE 3850	\$350,000	26/07/2024
3	1/5 Macarthur St SALE 3850	\$410,000	03/08/2023

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:

29/08/2024 16:16

12 Macarthur Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$375,000

**Median House Price**

Year ending June 2024: \$486,250



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 550 sqm approx

**Agent Comments**

## Comparable Properties



**272 Raglan St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$380,000

**Method:** Private Sale

**Date:** 29/08/2024

**Property Type:** House

**Land Size:** 573.40 sqm approx



**114 Dundas St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$350,000

**Method:** Private Sale

**Date:** 26/07/2024

**Property Type:** House

**Land Size:** 438 sqm approx



**1/5 Macarthur St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$410,000

**Method:** Private Sale

**Date:** 03/08/2023

**Property Type:** Townhouse (Single)

**Land Size:** 331 sqm approx

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



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