Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	12 Mcghee 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 \$470,000

Median sale price

Median price \$475,000	Pro	pperty Type Ho	use	9	Suburb	Sale
Period - From 01/04/2024	to	31/03/2025	Sou	ırce	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

Add	dress of comparable property	Price	Date of sale
1	90 Palmerston St SALE 3850	\$460,000	03/04/2025
2	175-177 Raglan St SALE 3850	\$492,500	07/03/2025
3	33 Mcghee St SALE 3850	\$447,500	21/08/2024

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:	25/06/2025 12:23



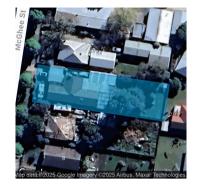


Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$470,000 Median House Price Year ending March 2025: \$475,000

fhoran@chalmer.com.au

Indicative Selling Price





Property Type: House **Land Size:** 1016 sqm approx

Agent Comments

Comparable Properties



90 Palmerston St SALE 3850 (VG)

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Price: \$460,000 Method: Sale Date: 03/04/2025

Property Type: House (Res) **Land Size:** 1011 sqm approx

Agent Comments



175-177 Raglan St SALE 3850 (REI)

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Agent Comments

Price: \$492,500 Method: Private Sale Date: 07/03/2025 Property Type: House



33 Mcghee St SALE 3850 (REI/VG)

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Price: \$447,500 Method: Private Sale Date: 21/08/2024 Property Type: House Land Size: 652 sqm approx

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Agent Comments

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





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