

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

130 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$492,940

Property Type

House

Suburb

Sale

Period - From

01/10/2023

to

30/09/2024

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	39 Topping St SALE 3850	\$430,000	12/09/2024
2	74b Macarthur St SALE 3850	\$450,000	19/12/2023
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:

01/11/2024 17:01

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$430,000

Median House Price

Year ending September 2024: \$492,940



3 1 3

Rooms: 5

Property Type: House

Land Size: 584 sqm approx

Agent Comments

Comparable Properties



39 Topping St SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$430,000

Method: Private Sale

Date: 12/09/2024

Property Type: House

Land Size: 653.75 sqm approx

74b Macarthur St SALE 3850 (VG)

Agent Comments

- - -

Price: \$450,000

Method: Sale

Date: 19/12/2023

Property Type: Office (Com)

Land Size: 227 sqm approx



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

Agent Comments

2 2 2

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