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

17 Macalister Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$450,000									
Median sale price										
Median price	\$542,500	Pro	operty Type	Hou	se		Suburb	Sale		
Period - From	01/01/2025	to	31/03/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Reeve St SALE 3850	\$455,000	04/04/2025
2	36 Topping St SALE 3850	\$460,000	23/09/2024
3	485 Raymond St SALE 3850	\$475,000	08/03/2024

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:

29/04/2025 13:02



17 Macalister Street, Sale Vic 3850

Chalmer

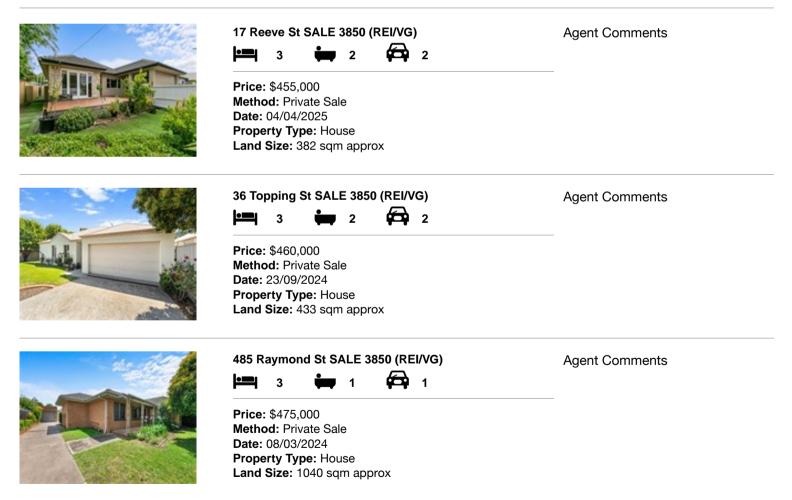




Rooms: 5 Property Type: House Land Size: 335 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$450,000 Median House Price March quarter 2025: \$542,500

Comparable Properties



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



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