

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	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**

Brett Glover

5144 4333

0408 384 147

brettg@chalmer.com

**Indicative Selling Price**

\$450,000

**Median House Price**

March quarter 2025: \$542,500



3 1 1

**Rooms:** 5

**Property Type:** House

**Land Size:** 335 sqm approx

Agent Comments

## Comparable Properties



**17 Reeve St SALE 3850 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$455,000

**Method:** Private Sale

**Date:** 04/04/2025

**Property Type:** House

**Land Size:** 382 sqm approx



**36 Topping St SALE 3850 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** House

**Land Size:** 433 sqm approx



**485 Raymond St SALE 3850 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** House

**Land Size:** 1040 sqm approx

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



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