

# 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 Mcghee 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

\$395,000

### 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	138 Stawell St SALE 3850	\$395,000	10/04/2025
2	270 Raglan St SALE 3850	\$380,000	14/08/2024
3	7 Picton Ct SALE 3850	\$405,000	15/05/2024

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:

20/06/2025 16:29

17 Mcghee Street, Sale Vic 3850

**Chalmer**

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

**Indicative Selling Price**

\$395,000

**Median House Price**

March quarter 2025: \$542,500



**Property Type:** House (Res)

**Land Size:** 838 sqm approx

Agent Comments

## Comparable Properties



**138 Stawell St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 10/04/2025

**Property Type:** House

**Land Size:** 613 sqm approx



**270 Raglan St SALE 3850 (VG)**

Agent Comments



**Price:** \$380,000

**Method:** Sale

**Date:** 14/08/2024

**Property Type:** House (Res)

**Land Size:** 573 sqm approx



**7 Picton Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** House

**Land Size:** 855 sqm approx

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



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