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										
Single price	e \$395,000									
Median sale p	rice									
Median price	\$542,500	Pro	operty Type	Ηοι	ise		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.

Ado	dress 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

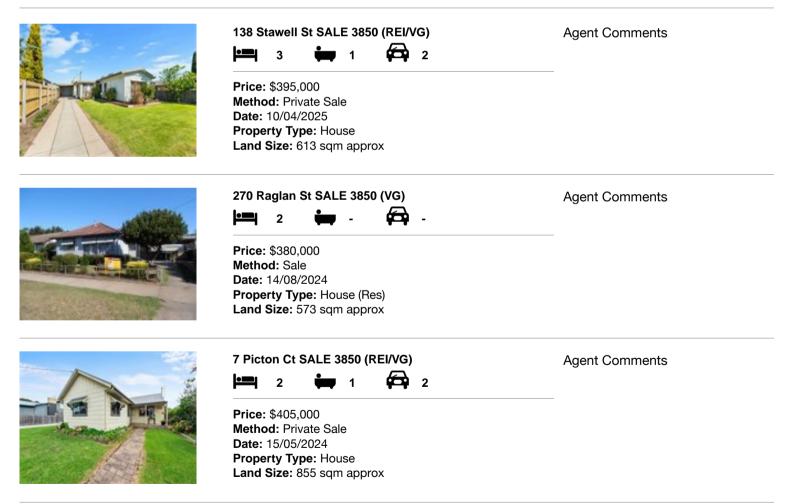




Property Type: House (Res) **Land Size:** 838 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$395,000 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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