Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	170-172 Macarthur Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$499,500	&	\$529,500
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Median sale price

Median price	\$460,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2024	to	31/12/2024		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	
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1	175-177 Raglan St SALE 3850	\$492,500	07/03/2025
2	7 Helen Cr SALE 3850	\$520,000	31/10/2024
3	10 Araluen Dr SALE 3850	\$510,000	12/07/2024

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:	13/03/2025 09:19



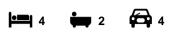


Ferg Horan 5144 4333 0417 123 162

\$499,500 - \$529,500 **Median House Price** December quarter 2024: \$460,000

fhoran@chalmer.com.au **Indicative Selling Price**





Property Type: House Land Size: 1082 sqm approx

Agent Comments

Comparable Properties



175-177 Raglan St SALE 3850 (REI)

Agent Comments

Price: \$492,500 Method: Private Sale Date: 07/03/2025 Property Type: House



7 Helen Cr SALE 3850 (VG)



Price: \$520,000 Method: Sale Date: 31/10/2024

Property Type: House (Res) Land Size: 824 sqm approx

Agent Comments



10 Araluen Dr SALE 3850 (REI/VG)

3

Price: \$510,000 Method: Private Sale Date: 12/07/2024 Property Type: House





Agent Comments

Land Size: 877 sqm approx

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



