

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

186 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$531,000

Property Type

House

Suburb

Sale

Period - From

01/10/2023

to

31/12/2023

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	184 Macalister St SALE 3850	\$490,000	09/09/2023
2	144 Market St SALE 3850	\$445,000	05/03/2024
3	23 Valentine Cr SALE 3850	\$445,000	16/02/2024

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:

21/03/2024 15:09

Victoria Cook

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Indicative Selling Price

\$430,000

Median House Price

December quarter 2023: \$531,000


Property Type: House (Previously Occupied - Detached)

Land Size: 635 sqm approx

Agent Comments

Comparable Properties


184 Macalister St SALE 3850 (REI/VG)

Agent Comments


Price: \$490,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 784 sqm approx

144 Market St SALE 3850 (REI)

Agent Comments


Price: \$445,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 1010 sqm approx

23 Valentine Cr SALE 3850 (REI)

Agent Comments


Price: \$445,000

Method: Private Sale

Date: 16/02/2024

Property Type: House

Land Size: 669 sqm approx

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