

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

7/95 Macalister Street, Sale Vic 3850

Indicative selling price

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

Single price

\$165,000

Median sale price

Median price

\$275,000

Property Type

Unit

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	11/291 York St SALE 3850	\$177,000	04/07/2024
2	13/291 York St SALE 3850	\$165,000	02/05/2024
3	39/291 York St SALE 3850	\$165,000	19/04/2024

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:

02/06/2025 09:17



1
 1
 1

Rooms: 2

Property Type: Unit

Agent Comments

Comparable Properties



11/291 York St SALE 3850 (REI/VG)

Agent Comments

2
 1
 1

Price: \$177,000

Method: Private Sale

Date: 04/07/2024

Property Type: Unit

13/291 York St SALE 3850 (VG)

Agent Comments

2
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Price: \$165,000

Method: Sale

Date: 02/05/2024

Property Type: Strata Unit/Flat

39/291 York St SALE 3850 (VG)

Agent Comments

2
 -
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Price: \$165,000

Method: Sale

Date: 19/04/2024

Property Type: Flat/Unit/Apartment (Res)