Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$165,000

Property	offered t	for sale
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Address	7/95 Macalister 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

Single price	\$165,000

39/291 York St SALE 3850

Median sale price

Median price \$275,000	Prope	erty Type Uni	t	Suburb	Sale
Period - From 01/01/2025	to 31	1/03/2025	Sou	rce 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

OR

3

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



19/04/2024



Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$165,000 **Median Unit Price** March quarter 2025: \$275,000





Rooms: 2

Property Type: Unit **Agent Comments**

Comparable Properties



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

Price: \$177,000 Method: Private Sale Date: 04/07/2024 **Property Type:** Unit

Agent Comments

13/291 York St SALE 3850 (VG)

2

Price: \$165,000 Method: Sale Date: 02/05/2024

Property Type: Strata Unit/Flat

Agent Comments

39/291 York St SALE 3850 (VG)

Price: \$165,000 Method: Sale Date: 19/04/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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





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