

# Statement of Information

Single residential property located outside the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Street: 167-169 Macalister Street

Suburb: SALE

State: VIC

Postcode: 3850

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price: \$ 849,000.00

~~OR~~

~~Range between: \$ \_\_\_\_\_ & \$ \_\_\_\_\_~~

## Median sale price

Median price: \$ 575,000.00

Property type: House

Suburb: SALE

Period - From: 01 / 01 / 2023 to: 01 / 12 / 2023 Source: Realestate.com

## 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	<u>83 Stevens Street Sale</u>	<u>\$ 800,000.00</u>	<u>16 / 06 / 2023</u>
2	<u>8 Valetta Street Sale</u>	<u>\$ 882,500.00</u>	<u>08 / 06 / 2023</u>
3	<u>33 Barkly Street Sale</u>	<u>\$ 860,000.00</u>	<u>08 / 08 / 2022</u>

~~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: 24 January 2024