

# 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

155-157 Foster Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$477,500

Property Type House

Suburb Sale

Period - From 01/07/2023

to

30/09/2023

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 eighteen 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	190 Macarthur St SALE 3850	\$1,100,000	16/06/2023
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

09/11/2023 11:21

155-157 Foster Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

0351439206

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cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

September quarter 2023: \$477,500



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 1992 sqm approx

Agent Comments

## Comparable Properties



**190 Macarthur St SALE 3850 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 16/06/2023

**Property Type:** House

**Land Size:** 2000 sqm approx

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 eighteen months.

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



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