### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 79 Montgomery Street, Sale Vic 3850

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$625,000						

#### Median sale price

Median price	\$492,940	Pro	operty Type Hou	ise		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024	Soi	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	46 Montgomery St SALE 3850	\$590,000	21/10/2024
2	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
3	15 Wellington Dr SALE 3850	\$590,000	09/08/2024

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:

15/01/2025 14:30



### 79 Montgomery Street, Sale Vic 3850

## GRAHAM CHALMER

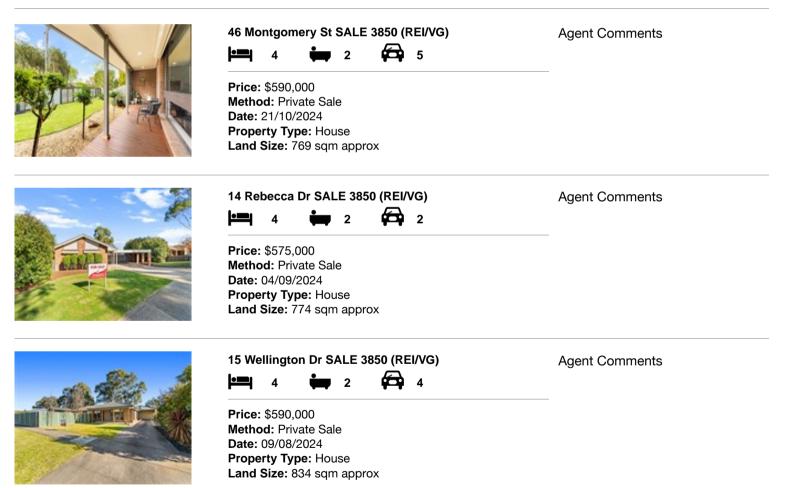




Property Type: House (Res) Land Size: 800 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$625,000 Median House Price Year ending September 2024: \$492,940

## **Comparable Properties**



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



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