

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

1/120 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$379,950

Median sale price

Median price

\$332,500

Property Type

Unit

Suburb

Sale

Period - From

20/08/2023

to

19/08/2024

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	3/88 Palmerston St SALE 3850	\$362,000	28/05/2024
2	1/35 Palmerston St SALE 3850	\$400,000	21/05/2024
3	64 Stawell St SALE 3850	\$360,000	06/03/2024

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:

20/08/2024 15:00

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Indicative Selling Price

\$379,950

Median Unit Price

20/08/2023 - 19/08/2024: \$332,500



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



3/88 Palmerston St SALE 3850 (REI/VG)

Agent Comments



Price: \$362,000

Method: Private Sale

Date: 28/05/2024

Property Type: Unit

Land Size: 233 sqm approx

1/35 Palmerston St SALE 3850 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 21/05/2024

Property Type: Flat/Unit/Apartment (Res)



64 Stawell St SALE 3850 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 06/03/2024

Property Type: Flat/Unit/Apartment (Res)

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