

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

46 Montgomery Street, Sale Vic 3850

Indicative selling price

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

Range between \$590,000 & \$600,000

Median sale price

Median price \$490,000 Property Type House Suburb Sale

Period - From 23/09/2023 to 22/09/2024 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	15 Wellington Dr SALE 3850	\$590,000	09/08/2024
2	9 Melaleuca Ct SALE 3850	\$550,000	04/06/2024
3	1 Stafford Dr SALE 3850	\$552,000	05/04/2024

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:

23/09/2024 11:30

46 Montgomery Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

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0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$590,000 - \$600,000

Median House Price

23/09/2023 - 22/09/2024: \$490,000



Property Type: House (Res)

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



15 Wellington Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 09/08/2024

Property Type: House

Land Size: 834 sqm approx



9 Melaleuca Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 04/06/2024

Property Type: House

Land Size: 1082 sqm approx



1 Stafford Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$552,000

Method: Private Sale

Date: 05/04/2024

Property Type: House

Land Size: 819 sqm approx

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



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