

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

2/120 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$486,250

Property Type

House

Suburb

Sale

Period - From

01/07/2023

to

30/06/2024

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	138B Reeve St SALE 3850	\$470,000	02/02/2024
2	3/112 Palmerston St SALE 3850	\$445,000	06/11/2023
3	113 Palmerston St SALE 3850	\$439,000	28/04/2023

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:

17/07/2024 13:30

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Indicative Selling Price
\$469,000

Median House Price
Year ending June 2024: \$486,250



3 2 2

Property Type: House
Land Size: 345 sqm approx
Agent Comments

Comparable Properties



138B Reeve St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000
Method: Private Sale
Date: 02/02/2024
Property Type: Unit



3/112 Palmerston St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$445,000
Method: Sale
Date: 06/11/2023
Property Type: Flat/Unit/Apartment (Res)

113 Palmerston St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$439,000
Method: Sale
Date: 28/04/2023
Property Type: House (Res)
Land Size: 764 sqm approx

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