

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

16 Montgomery Street, Sale Vic 3850

Indicative selling price

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

Single price \$670,000

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	5 Louise Ct SALE 3850	\$670,000	22/07/2024
2	3 Dion Ct SALE 3850	\$665,000	27/11/2023
3	26 Woodburne Dr SALE 3850	\$660,000	03/02/2023

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:

26/07/2024 11:50

Ferg Horan

5144 4333

0417 123 162

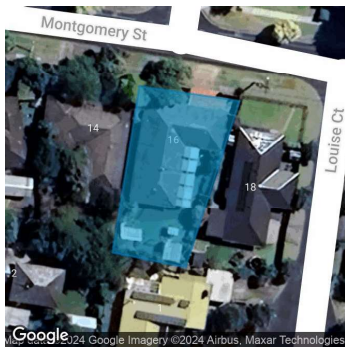
fhoran@chalmer.com.au

Indicative Selling Price

\$670,000

Median House Price

Year ending June 2024: \$486,250



Property Type:

Divorce/Estate/Family Transfers

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



5 Louise Ct SALE 3850 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 22/07/2024

Property Type: House

Land Size: 782 sqm approx



3 Dion Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 748 sqm approx

26 Woodburne Dr SALE 3850 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 03/02/2023

Property Type: House (Res)

Land Size: 921 sqm approx

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