

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

49 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$465,000

Property Type House

Suburb Sale

Period - From 01/04/2024

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	174 Pearson St SALE 3850	\$490,000	15/08/2024
2	84 Thomson St SALE 3850	\$470,000	13/08/2024
3	147 Foster St SALE 3850	\$480,000	17/06/2024

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:

04/09/2024 14:05



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Property Type: House (Res)

Land Size: 877 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$495,000

Median House Price

June quarter 2024: \$465,000

Comparable Properties



174 Pearson St SALE 3850 (VG)

[Agent Comments](#)

 2  -  -

Price: \$490,000

Method: Sale

Date: 15/08/2024

Property Type: House (Res)

Land Size: 722 sqm approx



84 Thomson St SALE 3850 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$470,000

Method: Private Sale

Date: 13/08/2024

Property Type: House

Land Size: 617 sqm approx



147 Foster St SALE 3850 (REI)

[Agent Comments](#)

 3  1  1

Price: \$480,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 809 sqm approx

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