Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 51 Palmerston Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Single pric	e \$498,000							
Median sale p	rice							
Median price	\$465,000	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	147 Foster St SALE 3850	\$480,000	17/06/2024
2	4 Wharf Ct SALE 3850	\$495,000	06/06/2024
3	184 Macalister St SALE 3850	\$490,000	09/09/2023

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 17:32



GRAHAM CHALMER





Property Type: House (Res) **Land Size:** 961 sqm approx Agent Comments Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$498,000 Median House Price June quarter 2024: \$465,000

Comparable Properties





184 Macalister St SALE 3850 (REI/VG) Agent Co

Agent Comments

Price: \$490,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 784 sqm approx

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



propertydata

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