

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

51 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$498,000

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	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 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 17:32

Sarah Bedggood

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Indicative Selling Price

\$498,000

Median House Price

June quarter 2024: \$465,000



 4  1  1

Property Type: House (Res)

Land Size: 961 sqm approx

Agent Comments

Comparable Properties



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



4 Wharf Ct SALE 3850 (REI/VG)

Agent Comments

 3  2  2

Price: \$495,000

Method: Private Sale

Date: 06/06/2024

Property Type: House

Land Size: 872 sqm approx



184 Macalister St SALE 3850 (REI/VG)

Agent Comments

 3  1  1

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