### 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

15 Montgomery Street, Sale Vic 3850

#### Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/	funderquoting

Single price \$574,500

#### Median sale price

Median price	\$492,940	Pro	perty Type Hou	use		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024	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.

Add	dress of comparable property	Price	Date of sale
1	46 Montgomery St SALE 3850	\$590,000	21/10/2024
2	1 Wellington Dr SALE 3850	\$585,000	23/11/2023
3	23 Stafford Dr SALE 3850	\$595,000	29/05/2023

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:

22/10/2024 17:56



# GRAHAM CHALMER





Property Type: House Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$574,500 Median House Price Year ending September 2024: \$492,940

## **Comparable Properties**



46 Montgomery St SALE 3850 (REI)

Price: \$590,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 769 sqm approx Agent Comments



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1 Wellington Dr SALE 3850 (REI/VG)

Price: \$585,000 Method: Private Sale Date: 23/11/2023 Property Type: House Land Size: 800 sqm approx



23 Stafford Dr SALE 3850 (VG)

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Price: \$595,000 Method: Sale Date: 29/05/2023 Property Type: House (Res) Land Size: 737 sqm approx Agent Comments

Agent Comments

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





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