### 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 54 Montgomery Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	ov.au/	underquo	oting		
Single pric	e \$564,500							
Median sale p	rice							
Median price	\$515,000	Pro	operty Type	House		]	Suburb	Sale
Period - From	01/07/2024	to	30/09/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
2	1 Stafford Dr SALE 3850	\$552,000	05/04/2024
3	8 Julie Ct SALE 3850	\$570,000	08/09/2023

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:

19/11/2024 12:20



# GRAHAM CHALMER

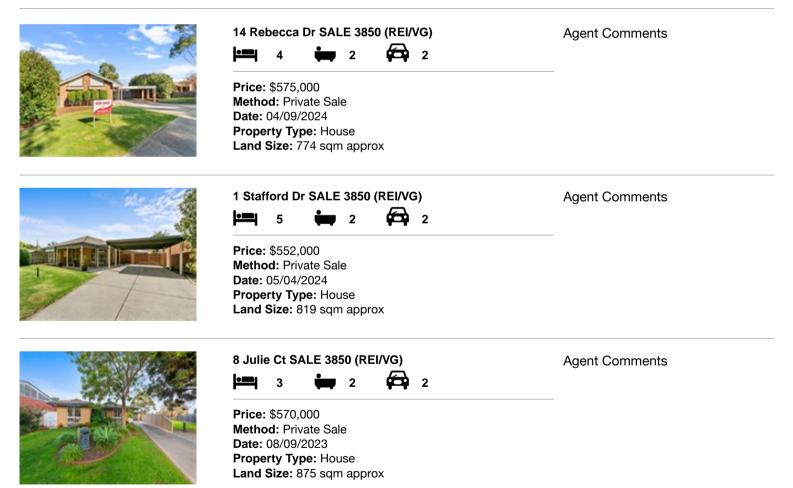




Property Type: House Land Size: 832 sqm approx Agent Comments Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$564,500 Median House Price September quarter 2024: \$515,000

## **Comparable Properties**



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



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