

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

94A Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Sale

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	109 Market St SALE 3850	\$590,000	08/05/2024
2	131-133 Market St SALE 3850	\$555,000	07/12/2023
3	86 Palmerston St SALE 3850	\$535,000	19/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/05/2024 13:38

Brett Glover
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Indicative Selling Price
\$565,000

Median House Price
Year ending March 2024: \$485,000



3 2 2

Property Type: House
Land Size: 569 sqm approx
Agent Comments

Comparable Properties



109 Market St SALE 3850 (REI)

Agent Comments

3 2 1

Price: \$590,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 389 sqm approx



131-133 Market St SALE 3850 (REI)

Agent Comments

3 2 4

Price: \$555,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 684 sqm approx



86 Palmerston St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 506 sqm approx

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