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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 94A Palmerston Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquoting	g				
Single price	e \$565,000								
Median sale price									
Median price	\$485,000	Pro	operty Type Hou	ise	Suburb	Sale			
Period - From	01/04/2023	to	31/03/2024	Sour	ce 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.

Ado	dress 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



GRAHAM CHALMER



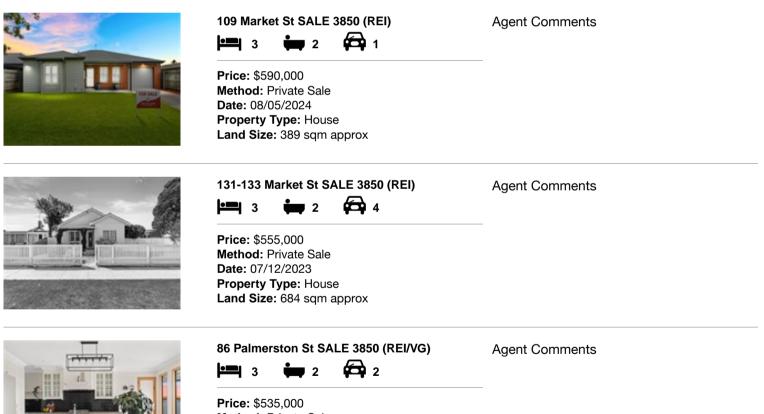


Property Type: House Land Size: 569 sqm approx Agent Comments 5144 4333 0408 384 147 brettg@chalmer.com

Brett Glover

Indicative Selling Price \$565,000 Median House Price Year ending March 2024: \$485,000

Comparable Properties



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



propertydata

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