#### 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               | 90 Palmerston Street, Sale Vic 3850 |
|-----------------------|-------------------------------------|
| Including suburb or   |                                     |
| locality and postcode |                                     |
|                       |                                     |

#### Indicative selling price

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

Single price \$525,000

#### Median sale price

| Median price \$485,000   | Property Type | louse  | Suburb   | Sale   |
|--------------------------|---------------|--------|----------|--------|
| Period - From 23/01/2024 | to 22/01/2025 | Source | Property | / Data |

#### 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 | 4 Wharf Ct SALE 3850        | \$495,000 | 06/06/2024 |
|---|-----------------------------|-----------|------------|
| 2 | 184 Macalister St SALE 3850 | \$490,000 | 09/09/2023 |
| 3 | 15 Helen Cr SALE 3850       | \$525,000 | 29/08/2023 |

#### 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: | 23/01/2025 13:46 |
|--|------------------|
|--|------------------|





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> Indicative Selling Price \$525,000 Median House Price

23/01/2024 - 22/01/2025: \$485,000





Rooms: 7

**Property Type:** House **Land Size:** 1000 sqm approx

Agent Comments



### Comparable Properties



4 Wharf Ct SALE 3850 (REI/VG)

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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)

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Agent Comments

**Price:** \$490,000 **Method:** Auction Sale **Date:** 09/09/2023

Property Type: House (Res) Land Size: 784 sqm approx



15 Helen Cr SALE 3850 (REI/VG)

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**Agent Comments** 

Price: \$525,000 Method: Private Sale Date: 29/08/2023 Property Type: House Land Size: 741 sqm approx

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