

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

90 Palmerston Street, Sale Vic 3850

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 House

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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 3  1  5

Rooms: 7
Property Type: House
Land Size: 1000 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$525,000
Median House Price
23/01/2024 - 22/01/2025: \$485,000

Comparable Properties



4 Wharf Ct SALE 3850 (REI/VG)

[Agent Comments](#)

 3  2  2

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)

[Agent Comments](#)

 3  1  1

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)

[Agent Comments](#)

 3  1  6

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

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