

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

2/120 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

Source

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 eighteen 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	7 Raglan St SALE 3850	\$480,000	26/01/2022
2	94A Palmerston St SALE 3850	\$459,000	18/12/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

23/03/2022 14:38

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Indicative Selling Price

\$475,000

Median House Price

December quarter 2021: \$442,000



Property Type:

Agent Comments

Comparable Properties



7 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 26/01/2022

Property Type: Townhouse (Single)

Land Size: 402 sqm approx



94A Palmerston St SALE 3850 (REI/VG)

Agent Comments



Price: \$459,000

Method: Private Sale

Date: 18/12/2020

Rooms: 6

Property Type: House

Land Size: 552 sqm approx

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 eighteen months.