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

3/88 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price | $374,500

Median sale price

| Median price | $337,000 | Property Type | Unit | Suburb | Sale |

| Period - From | 01/01/2023 | to | 31/12/2023 | 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 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 1/140 Market St SALE 3850	$395,000	14/10/2022
2 4/35 Reeve St SALE 3850	$385,000	01/09/2023
3 3/400 York St SALE 3850	$380,000	12/01/2024

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: | 21/03/2024 14:31

GRAHAM CHALMER
PTY. LTD.

Chris Morrison
0351439206
0419381832
cjmorrison@chalmer.com.au

3 **1** **1**

Property Type: Unit
Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price
$374,500
Median Unit Price
Year ending December 2023: $337,000

Comparable Properties

1/140 Market St SALE 3850 (REI)

3 **1** **2**

Price: $395,000
Method: Private Sale
Date: 14/10/2022
Property Type: Unit
Land Size: 417 sqm approx

Agent Comments

4/35 Reeve St SALE 3850 (REI/VG)

2 **1** **1**

Price: $385,000
Method: Private Sale
Date: 01/09/2023
Property Type: Unit

Agent Comments

3/400 York St SALE 3850 (REI)

3 **1** **1**

Price: $380,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit
Land Size: 262 sqm approx

Agent Comments

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