

# 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](https://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

3/88 Palmerston Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

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cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$374,500

**Median Unit Price**

Year ending December 2023: \$337,000



3 1 1

**Property Type:** Unit

**Land Size:** 233 sqm approx

Agent Comments

## Comparable Properties



**1/140 Market St SALE 3850 (REI)**

Agent Comments

3 1 2

**Price:** \$395,000

**Method:** Private Sale

**Date:** 14/10/2022

**Property Type:** Unit

**Land Size:** 417 sqm approx



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

Agent Comments

2 1 1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 01/09/2023

**Property Type:** Unit



**3/400 York St SALE 3850 (REI)**

Agent Comments

3 1 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Unit

**Land Size:** 262 sqm approx

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



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