Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered	for sale	е
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Address	22 Montgomery 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	\$599,000
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Median sale price

Median price \$515,000	Pro	pperty Type Ho	use	Suburb	Sale
Period - From 01/07/2024	to	30/09/2024	Sour	ce 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	46 Montgomery St SALE 3850	\$590,000	21/10/2024
2	15 Wellington Dr SALE 3850	\$590,000	09/08/2024
3	1 Wellington Dr SALE 3850	\$585,000	23/11/2023

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:	06/11/2024 11:10





Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> Indicative Selling Price \$599,000

Median House Price September quarter 2024: \$515,000



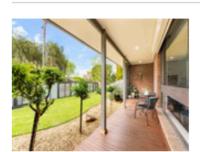


Rooms: 6

Property Type: House Land Size: 800 sqm approx

Agent Comments

Comparable Properties



46 Montgomery St SALE 3850 (REI)



Price: \$590.000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 769 sqm approx Agent Comments



15 Wellington Dr SALE 3850 (REI/VG)





Price: \$590,000 Method: Private Sale Date: 09/08/2024 Property Type: House Land Size: 834 sqm approx Agent Comments



1 Wellington Dr SALE 3850 (REI/VG)

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Price: \$585,000 Method: Private Sale Date: 23/11/2023 Property Type: House Land Size: 800 sqm approx Agent Comments

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





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