

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

2/8 Market Street, Sale Vic 3850

Indicative selling price

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

Single price \$509,500

Median sale price

Median price \$475,000

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/12/2024

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	94A Palmerston St SALE 3850	\$550,000	26/08/2024
2	2 Hakea Ct SALE 3850	\$550,000	22/03/2024
3	86 Palmerston St SALE 3850	\$535,000	19/03/2024

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:

22/01/2025 17:07

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



3 2 2

Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$509,500
Median House Price
Year ending December 2024: \$475,000

Comparable Properties



94A Palmerston St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 569 sqm approx



2 Hakea Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 744 sqm approx



86 Palmerston St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 506 sqm approx

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