

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

3/112 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$274,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2020

to

30/06/2021

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 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	73a Thomson St SALE 3850	\$379,000	17/09/2020
2	1/146 Macalister St SALE 3850	\$378,000	22/03/2021
3	2/63 Thomson St SALE 3850	\$367,000	12/04/2021

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:

12/08/2021 11:58



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$370,000

Median Unit Price
Year ending June 2021: \$274,000

Comparable Properties



73a Thomson St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$379,000

Method: Private Sale

Date: 17/09/2020

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 407 sqm approx



1/146 Macalister St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$378,000

Method: Private Sale

Date: 22/03/2021

Property Type: Unit



2/63 Thomson St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$367,000

Method: Private Sale

Date: 12/04/2021

Property Type: Unit