

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

82-84 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$492,940

Property Type

House

Suburb

Sale

Period - From

01/10/2023

to

30/09/2024

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	73 Jackson Av SALE 3850	\$320,000	17/10/2024
2	114 Dundas St SALE 3850	\$350,000	26/07/2024
3	8 York St SALE 3850	\$350,000	27/06/2024

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:

12/11/2024 12:37



2 -

Property Type: House (Res)
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$349,000
Median House Price
Year ending September 2024: \$492,940

Comparable Properties



73 Jackson Av SALE 3850 (REI)

Agent Comments

3 1 3

Price: \$320,000
Method: Private Sale
Date: 17/10/2024
Property Type: House
Land Size: 693 sqm approx



114 Dundas St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 26/07/2024
Property Type: House
Land Size: 438 sqm approx



8 York St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 1794 sqm approx