

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

15 Montgomery Street, Sale Vic 3850

Indicative selling price

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

Single price \$574,500

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	46 Montgomery St SALE 3850	\$590,000	21/10/2024
2	1 Wellington Dr SALE 3850	\$585,000	23/11/2023
3	23 Stafford Dr SALE 3850	\$595,000	29/05/2023

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:

22/10/2024 17:56

15 Montgomery Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$574,500

Median House Price

Year ending September 2024: \$492,940



4 2 2

Property Type: House

Agent Comments

Comparable Properties



46 Montgomery St SALE 3850 (REI)

Agent Comments

4 2 5

Price: \$590,000

Method: Private Sale

Date: 21/10/2024

Property Type: House

Land Size: 769 sqm approx



1 Wellington Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$585,000

Method: Private Sale

Date: 23/11/2023

Property Type: House

Land Size: 800 sqm approx



23 Stafford Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$595,000

Method: Sale

Date: 29/05/2023

Property Type: House (Res)

Land Size: 737 sqm approx

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



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