### Statement of Information

Property offered for sale

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Adding subtraction including subtractions and post	urb or	reet, Sale Vic 3850				
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$840,000					

#### Median sale price

Median price	\$465,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2024	to	30/06/2024		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 eighteen 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	47a Palmerston St SALE 3850	\$820,000	03/05/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:	17/09/2024 11:15





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> **Indicative Selling Price** \$840,000 **Median House Price**

June quarter 2024: \$465,000

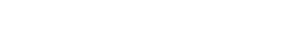






Property Type: House Land Size: 1004 sqm approx

**Agent Comments** 



## Comparable Properties



47a Palmerston St SALE 3850 (REI)

**—** 3





**€** 2

Price: \$820.000 Method: Private Sale Date: 03/05/2023 Property Type: Unit

Agent Comments

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 eighteen months.

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



