

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

36 Montgomery Street, Sale Vic 3850

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$515,000

Property Type

House

Suburb

Sale

Period - From

01/07/2024

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	104 Stawell St SALE 3850	\$565,000	22/07/2024
2	8 Julie Ct SALE 3850	\$570,000	08/09/2023
3	21 Pelican Ct SALE 3850	\$565,000	14/07/2023

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:

12/11/2024 15:59



Property Type: House (Previously

Occupied - Detached)

Land Size: 784 sqm approx

Agent Comments

Comparable Properties



104 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 22/07/2024

Property Type: House

Land Size: 674 sqm approx



8 Julie Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 08/09/2023

Property Type: House

Land Size: 875 sqm approx



21 Pelican Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 14/07/2023

Property Type: House

Land Size: 723 sqm approx