

# 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

45 Palmerston Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$785,000

### Median sale price

Median price

\$465,000

Property 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:

08/10/2024 10:21

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**Indicative Selling Price**  
\$785,000

**Median House Price**  
June quarter 2024: \$465,000



**Property Type:**  
**Agent Comments**

## Comparable Properties



**47a Palmerston St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** Unit

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.