

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

54 Montgomery Street, Sale Vic 3850

Indicative selling price

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

Single price

\$555,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	23 Stafford Dr SALE 3850	\$570,000	14/03/2025
2	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
3	1 Stafford Dr SALE 3850	\$552,000	05/04/2024

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:

21/05/2025 14:12

Sarah Bedggood

5144 4333

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Indicative Selling Price

\$555,000

Median House Price

March quarter 2025: \$542,500



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Property Type: House**Land Size:** 832 sqm approx

Agent Comments

Comparable Properties

**23 Stafford Dr SALE 3850 (REI/VG)**

Agent Comments

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Price: \$570,000**Method:** Private Sale**Date:** 14/03/2025**Property Type:** House**Land Size:** 737 sqm approx**14 Rebecca Dr SALE 3850 (REI/VG)**

Agent Comments

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Price: \$575,000**Method:** Private Sale**Date:** 04/09/2024**Property Type:** House**Land Size:** 774 sqm approx**1 Stafford Dr SALE 3850 (REI/VG)**

Agent Comments

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 2

Price: \$552,000**Method:** Private Sale**Date:** 05/04/2024**Property Type:** House**Land Size:** 819 sqm approx

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