Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	lot 1/39 Palmerston Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$260,000

Median sale price

Median price	\$278,000	Pro	perty Type	Vaca	ant land		Suburb	Sale
Period - From 2	20/05/2024	to	19/05/2025		Sc	urce	Property	v Data

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

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1	15 Treadwell Dr SALE 3850	\$270,000	24/04/2024
2	7A Turnbull St SALE 3850	\$262,000	15/02/2024
3	11 Osborne St SALE 3850	\$250,000	18/01/2024

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:	20/05/2025 15:42



Date of sale







Property Type: Agent Comments

Indicative Selling Price \$260,000 **Median Land Price** 20/05/2024 - 19/05/2025: \$278,000

Comparable Properties

15 Treadwell Dr SALE 3850 (VG)

Agent Comments

Price: \$270.000 Method: Sale Date: 24/04/2024 Property Type: Land Land Size: 861 sqm approx



7A Turnbull St SALE 3850 (REI)



Price: \$262,000 Method: Private Sale Date: 15/02/2024 Property Type: Land Land Size: 603 sqm approx **Agent Comments**



11 Osborne St SALE 3850 (REI/VG)



Price: \$250,000 Method: Private Sale Date: 18/01/2024 Property Type: Land Land Size: 806 sqm approx **Agent Comments**

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