

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/120 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	16 Dryden PI SALE 3850	\$500,000	11/01/2024
2	5 Kurrajong PI SALE 3850	\$495,000	11/03/2024
3	4 Kylie Ct SALE 3850	\$495,000	27/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/05/2024 08:39

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$495,000

Median House Price
Year ending March 2024: \$485,000



3 2 2

Property Type: Unit
Land Size: 345 sqm approx
Agent Comments

Comparable Properties



16 Dryden PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 11/01/2024
Property Type: House
Land Size: 651 sqm approx



5 Kurrajong PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$495,000
Method: Private Sale
Date: 11/03/2024
Property Type: House
Land Size: 420 sqm approx



4 Kylie Ct SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$495,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 501 sqm approx

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