Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	47 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	\$769,950
Single price	\$769,950

Median sale price

Median price	\$490,880	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	11 Treadwell Dr SALE 3850	\$765,000	16/10/2023
2	118 Lansdowne St SALE 3850	\$765,000	13/07/2023
3	17 Peck PI SALE 3850	\$755,000	20/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	21/05/2024 09:41





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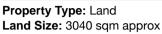
Indicative Selling Price \$769,950 **Median House Price**

March quarter 2024: \$490,880









Agent Comments



Comparable Properties

11 Treadwell Dr SALE 3850 (VG)





Price: \$765.000 Method: Sale Date: 16/10/2023

Property Type: House (Res) Land Size: 861 sqm approx

Agent Comments



118 Lansdowne St SALE 3850 (VG)







Price: \$765,000 Method: Sale Date: 13/07/2023

Property Type: House (Res) Land Size: 793 sqm approx

Agent Comments



17 Peck PI SALE 3850 (REI/VG)







Price: \$755,000 Method: Private Sale Date: 20/06/2023 Property Type: House Land Size: 800 sqm approx Agent Comments

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



