

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 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

Median sale price

Median price \$490,880

Property 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	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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/05/2024 09:41

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Indicative Selling Price
\$769,950

Median House Price
March quarter 2024: \$490,880



Property Type: Land
Land Size: 3040 sqm approx
Agent Comments

Comparable Properties

11 Treadwell Dr SALE 3850 (VG)

Agent Comments



Price: \$765,000
Method: Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 861 sqm approx



118 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$765,000
Method: Sale
Date: 13/07/2023
Property Type: House (Res)
Land Size: 793 sqm approx



17 Peck PI SALE 3850 (REI/VG)

Agent Comments



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

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