

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

51 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price \$650,000

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	137 Pearson St SALE 3850	\$700,000	27/11/2022
2	88 Guthridge Pde SALE 3850	\$687,500	01/03/2024
3	47 Elgin St SALE 3850	\$605,000	17/11/2022

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:

13/05/2024 09:29

Sarah Bedggood

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Indicative Selling Price

\$650,000

Median House Price

March quarter 2024: \$490,880



Property Type:

Agent Comments

Comparable Properties



137 Pearson St SALE 3850 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 27/11/2022

Property Type: House (Res)

Land Size: 1009 sqm approx



88 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$687,500

Method: Private Sale

Date: 01/03/2024

Property Type: House



47 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 17/11/2022

Property Type: House

Land Size: 790 sqm approx

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