

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

86 Palmerston Street, Sale Vic 3850

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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	17 Hutchison St SALE 3850	\$609,000	24/11/2022
2	124 Lansdowne St SALE 3850	\$592,000	21/08/2023
3	172 Cunninghame St SALE 3850	\$568,000	30/06/2023

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:

22/11/2023 12:23

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2 1 1

Rooms: 6
Property Type: House
Land Size: 506 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
Year ending September 2023: \$480,000

Comparable Properties



17 Hutchison St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$609,000
Method: Sale
Date: 24/11/2022
Property Type: House (Res)
Land Size: 730 sqm approx



124 Lansdowne St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$592,000
Method: Private Sale
Date: 21/08/2023
Property Type: House
Land Size: 880 sqm approx



172 Cunninghame St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$568,000
Method: Private Sale
Date: 30/06/2023
Property Type: House
Land Size: 809 sqm approx

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