



STATEMENT OF INFORMATION

132 PALMERSTON STREET, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



132 PALMERSTON STREET, SALE, VIC

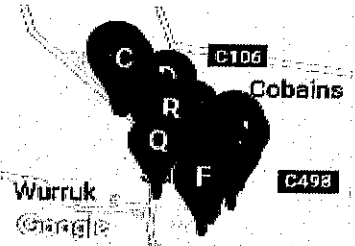
3 2 2

Indicative Selling Price

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

Price Range: **\$357,000 to \$393,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

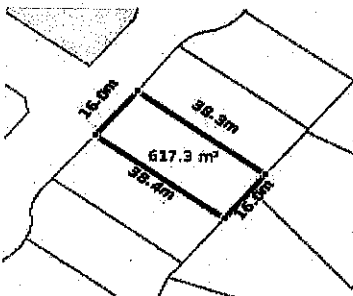
\$325,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 HOMESTEAD CL, SALE, VIC 3850

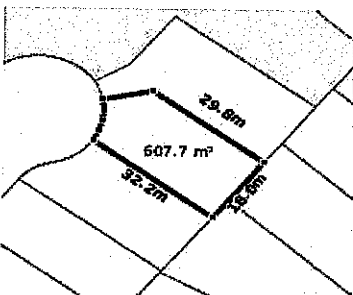
3 - -

Sale Price

\$380,000

Sale Date: 21/08/2019

Distance from Property: 2.4km



20 HOMESTEAD CL, SALE, VIC 3850

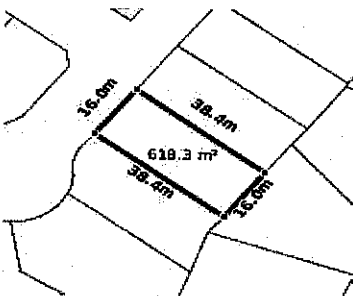
3 - -

Sale Price

\$380,000

Sale Date: 03/07/2019

Distance from Property: 2.4km



12 HOMESTEAD CL, SALE, VIC 3850

3 - -

Sale Price

\$380,000

Sale Date: 14/06/2019

Distance from Property: 2.4km

This report has been compiled on 17/09/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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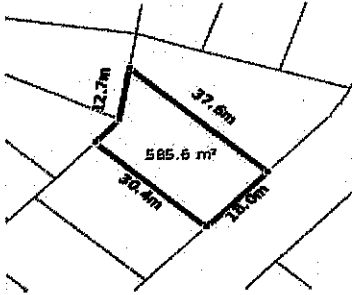
11 KYLIE CRT, SALE, VIC 3850

3 2 2

Sale Price
\$385,000

Sale Date: 23/05/2019

Distance from Property: 1.1km



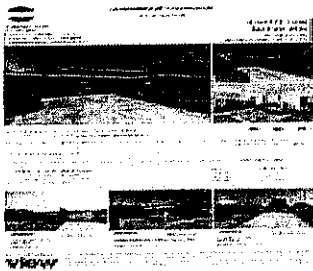
3 BURRAGINNIN CL, SALE, VIC 3850

3 - -

Sale Price
\$385,000

Sale Date: 10/05/2019

Distance from Property: 2.5km



4 YVETTE CL, SALE, VIC 3850

3 2 4

Sale Price
\$368,000

Sale Date: 23/04/2019

Distance from Property: 2.2km



154 PATTEN ST, SALE, VIC 3850

3 2 2

Sale Price
\$380,000

Sale Date: 23/04/2019

Distance from Property: 1km



28 HELEN CRES, SALE, VIC 3850

3 2 2

Sale Price
\$365,000

Sale Date: 03/04/2019

Distance from Property: 1.7km





50 COVERDALE DR, SALE, VIC 3850

3 2 4

Sale Price
\$390,000

Sale Date: 18/02/2019

Distance from Property: 1.4km



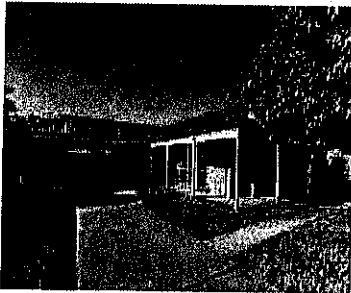
183 SOMERTON PARK RD, SALE, VIC 3850

3 1 4

Sale Price
\$362,500

Sale Date: 03/10/2018

Distance from Property: 1.5km



31 MONTGOMERY ST, SALE, VIC 3850

3 2 1

Sale Price
\$385,000

Sale Date: 13/05/2018

Distance from Property: 1.8km



45 MONTGOMERY ST, SALE, VIC 3850

4 3 2

Sale Price
\$365,000

Sale Date: 13/08/2018

Distance from Property: 1.9km



42 PATTEN ST, SALE, VIC 3850

4 2 2

Sale Price
\$360,000

Sale Date: 01/07/2018

Distance from Property: 1.8km





14 PELICAN CRT, SALE, VIC 3850

 4  2  3

Sale Price
\$372,000

Sale Date: 29/06/2018

Distance from Property: 1.3km



1 WOONDELLA BVD, SALE, VIC 3850

 3  2  2

Sale Price
\$370,000

Sale Date: 20/12/2018

Distance from Property: 2.7km



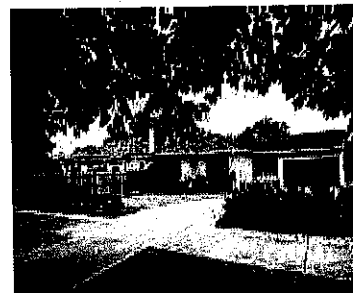
16 REDGUM CRT, SALE, VIC 3850

 3  2  2

Sale Price
\$375,000

Sale Date: 29/11/2018

Distance from Property: 2.7km



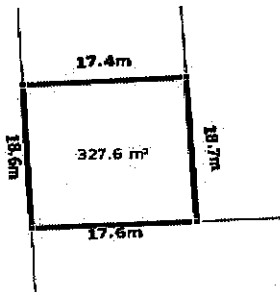
104 MACALISTER ST, SALE, VIC 3850

 3  2  2

Sale Price
\$380,000

Sale Date: 28/11/2018

Distance from Property: 1.4km



100 DUNDAS ST, SALE, VIC 3850

 3  -  -

Sale Price
\$385,000

Sale Date: 12/11/2018

Distance from Property: 529m





364 YORK ST, SALE, VIC 3850

3 1 5

Sale Price
\$380,000

Sale Date: 08/11/2018

Distance from Property: 1km



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
 The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
 The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
 The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
 This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
 It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

132 PALMERSTON STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$357,000 to \$393,000

Median sale price

Median price \$325,000

Property type

House

Suburb

SALE

Period

01 July 2018 to 30 June 2019

Source

pricefinder

Comparable property sales

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
14 HOMESTEAD CL, SALE, VIC 3850	\$380,000	21/08/2019
20 HOMESTEAD CL, SALE, VIC 3850	\$380,000	03/07/2019
12 HOMESTEAD CL, SALE, VIC 3850	\$380,000	14/06/2019

This Statement of Information was prepared on:

17/09/2019

11 KYLIE CRT, SALE, VIC 3850	\$385,000	23/05/2019
3 BURRAGINNIN CL, SALE, VIC 3850	\$385,000	10/05/2019
4 YVETTE CL, SALE, VIC 3850	\$368,000	23/04/2019
154 PATTEN ST, SALE, VIC 3850	\$380,000	23/04/2019
28 HELEN CRES, SALE, VIC 3850	\$365,000	03/04/2019
50 COVERDALE DR, SALE, VIC 3850	\$390,000	18/02/2019
183 SOMERTON PARK RD, SALE, VIC 3850	\$362,500	03/10/2018
31 MONTGOMERY ST, SALE, VIC 3850	\$385,000	13/05/2018
45 MONTGOMERY ST, SALE, VIC 3850	\$365,000	13/08/2018
42 PATTEN ST, SALE, VIC 3850	\$360,000	01/07/2018
14 PELICAN CRT, SALE, VIC 3850	\$372,000	29/06/2018
1 WOONDELLA BVD, SALE, VIC 3850	\$370,000	20/12/2018
16 REDGUM CRT, SALE, VIC 3850	\$375,000	29/11/2018
104 MACALISTER ST, SALE, VIC 3850	\$380,000	28/11/2018
100 DUNDAS ST, SALE, VIC 3850	\$385,000	12/11/2018
364 YORK ST, SALE, VIC 3850	\$380,000	08/11/2018

This Statement of Information was prepared on:

17/09/2019