

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 8 York 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 \$395,000

Median sale price

Median price \$472,500

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/03/2023

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	105 Stawell St SALE 3850	\$400,000	03/11/2022
2	228 Guthridge Pde SALE 3850	\$399,000	24/05/2023
3	62 Stawell St SALE 3850	\$395,000	12/05/2023

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:

21/06/2023 11:37

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3 1 2

Rooms: 7
Property Type: House
Land Size: 1794 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
Median House Price
March quarter 2023: \$472,500

Comparable Properties

105 Stawell St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$400,000
Method: Sale
Date: 03/11/2022
Property Type: House (Res)
Land Size: 662 sqm approx



228 Guthridge Pde SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$399,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 611 sqm approx



62 Stawell St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$395,000
Method: Private Sale
Date: 12/05/2023
Property Type: House
Land Size: 329 sqm approx

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