### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 374 York Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	ov.au	/underque	oting		
Single pric	e \$469,000							
Median sale p	rice							
Median price	\$492,940	Pro	operty Type	House			Suburb	Sale
Period - From	01/10/2023	to	30/09/2024	ŀ	S	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	121 Fitzroy St SALE 3850	\$470,000	02/04/2024
2	107 Fitzroy St SALE 3850	\$463,000	06/03/2024
3	4 Hutchison St SALE 3850	\$475,000	21/11/2023

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:

22/10/2024 17:42



374 York Street, Sale Vic 3850

# GRAHAM CHALMER





**Property Type:** House **Land Size:** 656 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$469,000 Median House Price Year ending September 2024: \$492,940

## **Comparable Properties**



121 Fitzroy St SALE 3850 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 02/04/2024 Property Type: House Land Size: 973 sqm approx Agent Comments

Agent Comments



107 Fitzroy St SALE 3850 (VG)



Price: \$463,000 Method: Sale Date: 06/03/2024 Property Type: House (Res) Land Size: 576 sqm approx



4 Hutchison St SALE 3850 (REI/VG)

**|---|** 3 **|---|** 2 **||--|** 1

Agent Comments

Price: \$475,000 Method: Private Sale Date: 21/11/2023 Property Type: House Land Size: 894 sqm approx

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





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