

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

8 York Street, Sale Vic 3850

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

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	166 Pearson St SALE 3850	\$385,000	02/02/2024
2	131-133 Reeve St SALE 3850	\$370,000	29/09/2023
3	27 Raglan St SALE 3850	\$340,000	08/01/2024

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:

15/05/2024 16:52



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Property Type: House

Land Size: 1794 sqm approx

Agent Comments

Comparable Properties



166 Pearson St SALE 3850 (REI/VG)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 950 sqm approx



131-133 Reeve St SALE 3850 (REI)

Agent Comments

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Price: \$370,000

Method: Private Sale

Date: 29/09/2023

Property Type: House

Land Size: 705 sqm approx



27 Raglan St SALE 3850 (VG)

Agent Comments

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Price: \$340,000

Method: Sale

Date: 08/01/2024

Property Type: House (Res)

Land Size: 582 sqm approx