

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/204 York Street, Sale Vic 3850

Indicative selling price

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

Single price \$230,000

Median sale price

Median price \$215,000

House

Unit

X

Suburb

Sale

Period - From 01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/140 Guthridge Pde SALE 3850	\$232,000	11/02/2019
2	1/10-12 Glass St SALE 3850	\$195,000	14/12/2018
3	5/204 York St SALE 3850	\$175,000	12/12/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Unit
Agent Comments
Indicative Selling Price
 \$230,000

Median Unit Price
 Year ending March 2019: \$215,000

Comparable Properties


1/140 Guthridge Pde SALE 3850 (REI/VG)
Agent Comments

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Price: \$232,000
Method: Private Sale
Date: 11/02/2019
Rooms: 4
Property Type: Unit
Land Size: 186 sqm approx

1/10-12 Glass St SALE 3850 (REI)
Agent Comments

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Price: \$195,000
Method: Private Sale
Date: 14/12/2018
Rooms: 4
Property Type: Unit

5/204 York St SALE 3850 (REI/VG)
Agent Comments

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Price: \$175,000
Method: Private Sale
Date: 12/12/2018
Rooms: 4
Property Type: Unit