### 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 371 York Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$239,500									
Median sale price										
Median price	\$347,500	Property Type House			] :	Suburb	Sale			
Period - From	01/04/2020	to 30/06/	2020	Sc	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.

Ado	dress of comparable property	Price	Date of sale
1	79 Stawell St SALE 3850	\$265,000	03/04/2020
2	50 York St SALE 3850	\$254,000	09/07/2020
3	82 Market St SALE 3850	\$245,000	12/01/2020

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:

26/07/2020 22:03



371 York Street, Sale Vic 3850

# **GRAHAM CHALMER**





Property Type: House (Previously Occupied - Detached) Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

**Indicative Selling Price** \$239,500 **Median House Price** June quarter 2020: \$347,500

## **Comparable Properties**



Price: \$265.000 Method: Sale Date: 03/04/2020 Property Type: House (Res) Land Size: 413 sqm approx

Agent Comments

Agent Comments



50 York St SALE 3850 (REI) •**•** 3



Price: \$254,000 Method: Private Sale Date: 09/07/2020 Rooms: 6

3



Property Type: House

Agent Comments

Price: \$245,000 Method: Private Sale Date: 12/01/2020 Rooms: 6 Property Type: House Land Size: 334 sqm approx

82 Market St SALE 3850 (REI/VG)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.