

# 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

2/19 Desailly Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$329,000

### Median sale price

Median price

\$305,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2024

to

30/09/2024

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	15/61 Raglan St SALE 3850	\$320,000	20/09/2024
2	2/204 York St SALE 3850	\$315,000	14/08/2024
3	2/54 Patten St SALE 3850	\$335,000	27/09/2023

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:

29/10/2024 11:44



**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**15/61 Raglan St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Sale

**Date:** 20/09/2024

**Property Type:** Flat/Unit/Apartment (Res)



**2/204 York St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$315,000

**Method:** Private Sale

**Date:** 14/08/2024

**Property Type:** Unit

**Land Size:** 136 sqm approx



**2/54 Patten St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$335,000

**Method:** Sale

**Date:** 27/09/2023

**Property Type:** Flat/Unit/Apartment (Res)