

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

8-427 York Street Sale 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$189,000

or range between

&

Median sale price

Median price \$253,000

Property type Unit

Suburb Sale

Period - From 1/07/2020

to

30/09/2020

Source REIV

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

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. 7/14-16 Mark Avenue Sale	\$189,000	02/09/2020
2. 2/72-76 Raglan Street Sale	\$182,000	12/02/2020
3. 4/33-35 Fitzroy Street Sale	\$185,000	10/02/2020

This Statement of Information was prepared on: 14 October 2020