

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

11/204 York Street, Sale Vic 3850

Indicative selling price

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

Single price

\$305,000

Median sale price

Median price

\$392,500

Property Type

Unit

Suburb

Sale

Period - From

01/07/2023

to

30/09/2023

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	17/61-65 Raglan St SALE 3850	\$307,000	04/10/2023
2	2/383 York St SALE 3850	\$300,000	25/10/2022
3	3/14-16 Carter St SALE 3850	\$300,000	29/11/2022

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:

13/10/2023 15:55

11/204 York Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$305,000

Median Unit Price

September quarter 2023: \$392,500



2 1 2

Rooms: 4

Property Type: Unit

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



17/61-65 Raglan St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$307,000

Method: Private Sale

Date: 04/10/2023

Property Type: Unit



2/383 York St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$300,000

Method: Sale

Date: 25/10/2022

Property Type: Flat/Unit/Apartment (Res)



3/14-16 Carter St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$300,000

Method: Private Sale

Date: 29/11/2022

Property Type: Unit

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



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