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 12/35-37 Stead Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$195,000			
Median sale pri	ce			

Median price	\$327,500	Pro	operty Type	Unit			Suburb	Sale
Period - From	01/10/2024	to	31/12/2024		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	26/291 York St SALE 3850	\$180,000	20/11/2024
2	2/102 Fitzroy St SALE 3850	\$182,000	27/02/2024
3	7/391 York St SALE 3850	\$184,000	30/10/2023

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:

01/04/2025 15:40









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$195,000 Median Unit Price December quarter 2024: \$327,500

Comparable Properties

2 1 1 Price: \$180,000 1 Method: Private Sale 1 Date: 20/11/2024 Property Type: Unit	Agent Comments
2/102 Fitzroy St SALE 3850 (REI/VG) 1 1 1 1 1 1 Price: \$182,000 Method: Private Sale Date: 27/02/2024 Property Type: Unit Land Size: 102 sqm approx	Agent Comments
7/391 York St SALE 3850 (REI) 1 1 1 1 1 1 Price: \$184,000 1 Method: Private Sale 1 Date: 30/10/2023 1 Property Type: Unit 1	Agent Comments

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