

# 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

12/35-37 Stead 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

\$195,000

### Median sale price

Median price

\$327,500

Property Type

Unit

Suburb

Sale

Period - From

01/10/2024

to

31/12/2024

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	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



**26/291 York St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** Unit



**2/102 Fitzroy St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$182,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** Unit  
**Land Size:** 102 sqm approx



**7/391 York St SALE 3850 (REI)**

Agent Comments



**Price:** \$184,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** Unit

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800