

# 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

25/291 York Street, Sale Vic 3850

### Indicative selling price

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

Single price

\$149,000

### Median sale price

Median price

\$274,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2020

to

30/06/2021

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	7/291 York St SALE 3850	\$132,000	20/04/2021
2	3/391 York St SALE 3850	\$135,000	10/06/2020
3	3/102 Fitzroy St SALE 3850	\$149,000	26/05/2020

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:

28/07/2021 15:47



1 1 1

**Rooms:** 2

**Property Type:** Unit

Agent Comments

## Comparable Properties

**7/291 York St SALE 3850 (VG)**

Agent Comments

2 - -

**Price:** \$132,000

**Method:** Sale

**Date:** 20/04/2021

**Property Type:** Strata Unit/Flat



**3/391 York St SALE 3850 (VG)**

Agent Comments

1 - -

**Price:** \$135,000

**Method:** Sale

**Date:** 10/06/2020

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



**3/102 Fitzroy St SALE 3850 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$149,000

**Method:** Private Sale

**Date:** 26/05/2020

**Rooms:** 3

**Property Type:** Unit