

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

32/291 York Street, Sale Vic 3850

Indicative selling price

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

Single price

\$193,000

Median sale price

Median price

\$340,000

Property Type

Unit

Suburb

Sale

Period - From

01/01/2023

to

31/03/2023

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	1/102 Fitzroy St SALE 3850	\$200,000	20/10/2022
2	29/291 York St SALE 3850	\$196,000	19/09/2022
3	3/391 York St SALE 3850	\$190,000	28/03/2023

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:

05/06/2023 13:41

32/291 York Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$193,000

Median Unit Price

March quarter 2023: \$340,000



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Property Type: Unit

Agent Comments

Comparable Properties



1/102 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$200,000

Method: Private Sale

Date: 20/10/2022

Property Type: Unit



29/291 York St SALE 3850 (REI)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$196,000

Method: Private Sale

Date: 19/09/2022

Property Type: Unit



3/391 York St SALE 3850 (VG)

Agent Comments

🛏 1 🚿 - 🚗 -

Price: \$190,000

Method: Sale

Date: 28/03/2023

Property Type: Flat/Unit/Apartment (Res)

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



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