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 371 York Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$449,000							
Median sale price								
Median price	\$472,500	Pro	operty Type Hou	ISE	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.

Ade	dress of comparable property	Price	Date of sale
1	114a Marley St SALE 3850	\$465,000	04/07/2022
2	13 Ellen Way SALE 3850	\$450,000	29/04/2022
3	40 Lansdowne St SALE 3850	\$449,500	06/10/2022

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:

29/05/2023 11:58



371 York Street, Sale Vic 3850

GRAHAM CHALMER





Property Type: House Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$449,000 Median House Price March quarter 2023: \$472,500

Comparable Properties

114a Marley St SALE 3850 (REI) 3 2 2 1 Price: \$465,000 Method: Private Sale Date: 04/07/2022 Property Type: House Land Size: 473 sqm approx	Agent Comments
13 Ellen Way SALE 3850 (REI/VG)312Price: \$450,000Method: Private SaleDate: 29/04/2022Property Type: HouseLand Size: 444 sqm approx	Agent Comments
40 Lansdowne St SALE 3850 (REI/VG) 2 2 2 - Price: \$449,500 Method: Private Sale	Agent Comments

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

Date: 06/10/2022 Property Type: House Land Size: 347 sqm approx



propertydata

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