Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality and postcode	4/122-126 Foster Street, Sale Vic 3850

Indicative selling price

Property offered for sale

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Single price \$675,000

Median sale price

Median price	\$320,000	Pro	perty Type	Unit		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024		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 eighteen 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	1/62 York St SALE 3850	\$700,000	03/04/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:	02/12/2024 10:59





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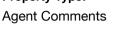
> **Indicative Selling Price** \$675,000

Median Unit Price

Year ending September 2024: \$320,000







Comparable Properties



1/62 York St SALE 3850 (REI/VG)

3

Agent Comments

Price: \$700,000 Method: Private Sale Date: 03/04/2024

Property Type: Townhouse (Single) Land Size: 234 sqm approx

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 eighteen months.

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



