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	14/495 Raymond Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$275,000

Median sale price

Median price	\$318,000	Pro	perty Type	Unit		Suburb	Sale
Period - From	01/04/2024	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	4/8-12 Ross St SALE 3850	\$275,000	02/08/2024
2	11/204 York St SALE 3850	\$295,000	22/05/2024
3	2/40 Codrington St SALE 3850	\$275,000	16/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/10/2024 13:30





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> **Indicative Selling Price** \$275,000

Median Unit Price June quarter 2024: \$318,000

Rooms: 4

Property Type: Unit Land Size: 200 sqm approx

Agent Comments



Comparable Properties



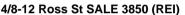
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Price: \$275,000 Method: Private Sale Date: 02/08/2024 Property Type: Unit



Agent Comments



11/204 York St SALE 3850 (REI/VG)

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Agent Comments

Price: \$295,000 Method: Private Sale Date: 22/05/2024 Property Type: Unit



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Agent Comments

Price: \$275,000 Method: Private Sale Date: 16/02/2024 Property Type: Unit

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



