

# 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 4/427 York 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](http://consumer.vic.gov.au/underquoting)

Single price \$315,000

### Median sale price

Median price \$275,000

Property Type Unit

Suburb Sale

Period - From 01/01/2025

to 31/03/2025

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 | 2/204 York St SALE 3850        | \$315,000 | 14/08/2024   |
| 2 | 14/1 Jacaranda Dr SALE 3850    | \$300,000 | 23/02/2024   |
| 3 | 2/14-16 Carter St SALE 3850    | \$320,000 | 15/02/2024   |

**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:

20/05/2025 09:18



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2   1   1

**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 190 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$315,000  
**Median Unit Price**  
March quarter 2025: \$275,000

## Comparable Properties



**2/204 York St SALE 3850 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** Unit  
**Land Size:** 136 sqm approx



**14/1 Jacaranda Dr SALE 3850 (VG)**

Agent Comments

2   -   -

**Price:** \$300,000  
**Method:** Sale  
**Date:** 23/02/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**2/14-16 Carter St SALE 3850 (REI)**

Agent Comments

2   1   1

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 15/02/2024  
**Property Type:** Unit

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



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