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	3/383-385 York Street, Sale Vic 3850

Indicative selling price

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

Single price $340,000

Median sale price

Median price $320,000 Property 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 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	73 Jackson Av SALE 3850	$320,000	17/10/2024
2	2/204 York St SALE 3850	$315,000	14/08/2024
3	8 York St SALE 3850	$350,000	27/06/2024

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: 29/10/2024 16:43



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Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$340,000
Median Unit Price
Year ending September 2024: $320,000

Comparable Properties



73 Jackson Av SALE 3850 (REI)

3 1 3

Price: $320,000
Method: Private Sale
Date: 17/10/2024
Property Type: House
Land Size: 693 sqm approx

Agent Comments



2/204 York St SALE 3850 (REI)

2 1 1

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

Agent Comments



8 York St SALE 3850 (REI/VG)

2 1 1

Price: $350,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 1794 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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