

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

132 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

to 31/12/2024

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	148 Dawson St SALE 3850	\$320,000	11/12/2024
2	412 York St SALE 3850	\$330,000	21/10/2024
3	11 Mathieson St SALE 3850	\$312,500	22/01/2024

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:

31/03/2025 15:04

Brett Glover
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3 1 1

Property Type: House
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$330,000

Median House Price
December quarter 2024: \$460,000

Comparable Properties



148 Dawson St SALE 3850 (REI)

Agent Comments

3 2 1

Price: \$320,000
Method: Private Sale
Date: 11/12/2024
Property Type: House



412 York St SALE 3850 (REI/VG)

Agent Comments

2 1 2

Price: \$330,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 975 sqm approx



11 Mathieson St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$312,500
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 584 sqm approx

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



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