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	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single price	e \$330,000							
Median sale p	rice							
Median price	\$460,000	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/10/2024	to	31/12/2024		So	ource	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.

Ade	dress 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



GRAHAM CHALMER



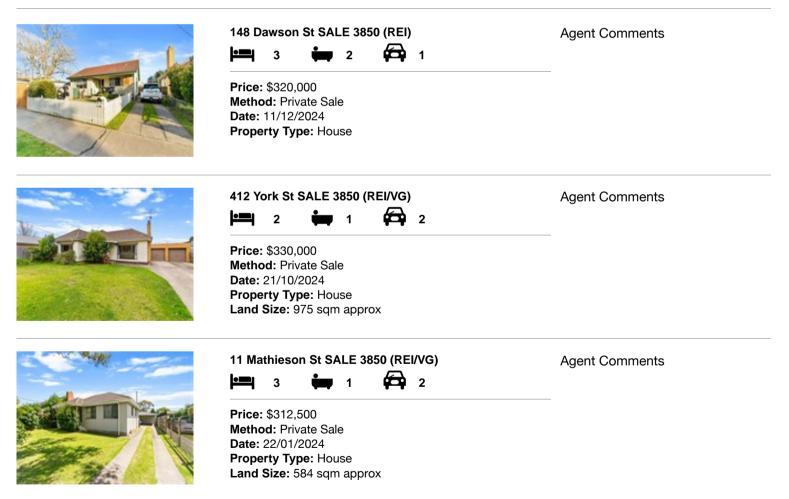


Property Type: House Land Size: 588 sqm approx Agent Comments 5144 4333 0408 384 147 brettg@chalmer.com

Brett Glover

Indicative Selling Price \$330,000 Median House Price December quarter 2024: \$460,000

Comparable Properties



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



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