

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

245 Dawson Street Sale VIC 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

*House

X

*Unit

Suburb

Sale

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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

17 Janice Way Sale VIC 3850	\$274,000	01-Jun-19
184 Dawson Street Sale VIC 3850	\$270,000	07-Nov-18
2 Luke Court Sale VIC 3850	\$252,000	09-Jul-18

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: 28 August 2019

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17 Janice Way Sale VIC 3850

Sold Price

\$274,000

Sold Date

01-Jun-19

 3

 1

 4

Distance

0.37km



184 Dawson Street Sale VIC 3850

Sold Price

\$270,000

Sold Date

07-Nov-18

 3

 2

 1

Distance

0.41km



2 Luke Court Sale VIC 3850

Sold Price

\$252,000

Sold Date

09-Jul-18

 3

 1

 1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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