

# 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

136 Dawson Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$249,950

### Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	22 Jackson Av SALE 3850	\$260,000	21/05/2021
2	15 Glomar Gr SALE 3850	\$250,000	17/11/2020
3	3 Gibsons Rd SALE 3850	\$249,000	30/10/2020

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:

01/09/2021 13:15

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**Indicative Selling Price**

\$249,950

**Median House Price**

June quarter 2021: \$392,250



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 588 sqm approx

**Agent Comments**

## Comparable Properties



**22 Jackson Av SALE 3850 (VG)**

**Agent Comments**



**Price:** \$260,000

**Method:** Sale

**Date:** 21/05/2021

**Property Type:** House (Res)

**Land Size:** 556 sqm approx



**15 Glomar Gr SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$250,000

**Method:** Private Sale

**Date:** 17/11/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 571 sqm approx



**3 Gibsons Rd SALE 3850 (VG)**

**Agent Comments**



**Price:** \$249,000

**Method:** Sale

**Date:** 30/10/2020

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

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