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	136 Dawson Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$249,950
Olligic price	Ψ2-10,000

Median sale price

Median price	\$392,250	Pro	perty 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

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 comparableproperties 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





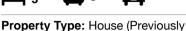
Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

> Indicative Selling Price \$249,950

Median House Price June quarter 2021: \$392,250







Occupied - Detached)

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



22 Jackson Av SALE 3850 (VG)

— 3





Price: \$260,000 Method: Sale Date: 21/05/2021

Property Type: House (Res) Land Size: 556 sqm approx **Agent Comments**



15 Glomar Gr SALE 3850 (REI/VG)

-3





Price: \$250,000 Method: Private Sale Date: 17/11/2020

Rooms: 5

Property Type: House Land Size: 571 sqm approx **Agent Comments**



3 Gibsons Rd SALE 3850 (VG)

— 3

Method: Sale Date: 30/10/2020





Price: \$249,000

Property Type: House (Res) **Land Size:** 557 sqm approx

Agent Comments

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



