

# 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

143 Dawson Street, Sale Vic 3850

### Indicative selling price

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

Single price \$480,000

### Median sale price

Median price \$531,000

Property Type House

Suburb Sale

Period - From 01/10/2023

to 31/12/2023

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	16 Dryden PI SALE 3850	\$500,000	11/01/2024
2	4 Dryden PI SALE 3850	\$475,000	27/11/2023
3	9 Marilyn Way SALE 3850	\$470,000	23/11/2023

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:

22/03/2024 15:52

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

**Indicative Selling Price**

\$480,000

**Median House Price**

December quarter 2023: \$531,000



 4    2    2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**16 Dryden PI SALE 3850 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$500,000

**Method:** Private Sale

**Date:** 11/01/2024

**Property Type:** House

**Land Size:** 651 sqm approx



**4 Dryden PI SALE 3850 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$475,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 720 sqm approx



**9 Marilyn Way SALE 3850 (REI/VG)**

**Agent Comments**

 4    2    4

**Price:** \$470,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** House

**Land Size:** 835 sqm approx

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