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	143 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 \$480,000

Median sale price

Median price	\$531,000	Pro	perty 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





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Indicative Selling Price \$480,000

Median House Price December quarter 2023: \$531,000



Property Type: House

Agent Comments

Comparable Properties



16 Dryden PI SALE 3850 (REI/VG)

= 3

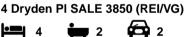




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Price: \$500.000 Method: Private Sale Date: 11/01/2024 Property Type: House Land Size: 651 sqm approx









Price: \$475,000 Method: Private Sale Date: 27/11/2023 Property Type: House Land Size: 720 sqm approx **Agent Comments**

Agent Comments



9 Marilyn Way SALE 3850 (REI/VG)





Price: \$470,000 Method: Private Sale Date: 23/11/2023 Property Type: House Land Size: 835 sqm approx Agent Comments

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



