

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

312 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$515,000

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/09/2024

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	10 Araluen Dr SALE 3850	\$510,000	12/07/2024
2	16 Dryden Pl SALE 3850	\$500,000	11/01/2024
3	97 Elgin St SALE 3850	\$500,000	19/06/2023

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:

12/12/2024 16:31

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com



 3  2  4

Property Type: House
Land Size: 793 sqm approx
Agent Comments

Indicative Selling Price
\$500,000
Median House Price
September quarter 2024: \$515,000

Comparable Properties



10 Araluen Dr SALE 3850 (REI/VG)

Agent Comments

 3  2  4

Price: \$510,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 877 sqm approx



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



97 Elgin St SALE 3850 (REI/VG)

Agent Comments

 3  1  6

Price: \$500,000
Method: Private Sale
Date: 19/06/2023
Property Type: House
Land Size: 1012 sqm approx

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



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