

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 \$480,000

Median sale price

Median price \$475,000

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/12/2024

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	11 Ruthberg Dr SALE 3850	\$485,000	03/12/2024
2	14 Franklin St SALE 3850	\$490,000	11/11/2024
3	12 Ruthberg Dr SALE 3850	\$475,000	08/11/2024

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:

07/03/2025 17:25

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



3 2 3

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

Indicative Selling Price
\$480,000
Median House Price
Year ending December 2024: \$475,000

Comparable Properties



11 Ruthberg Dr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$485,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 586 sqm approx



14 Franklin St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$490,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 763 sqm approx



12 Ruthberg Dr SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$475,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 589 sqm approx

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