Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	312 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 \$475,000	Pro	pperty Type Ho	use	Suburl	Sale
Period - From 01/01/2024	to	31/12/2024	Soui	rce 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	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 comparableproperties 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

Indicative Selling Price \$480,000

Median House Price

Year ending December 2024: \$475,000





Property Type: House Land Size: 793 sqm approx

Agent Comments

Comparable Properties



11 Ruthberg Dr SALE 3850 (REI/VG)

Agent Comments

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

Agent Comments

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)

3



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





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