

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

3 Dion Court, Sale Vic 3850

Indicative selling price

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

Single price \$689,950

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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 eighteen 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	12 King Av SALE 3850	\$705,000	24/01/2023
2	137 Pearson St SALE 3850	\$700,000	19/01/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

25/10/2023 14:54

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$689,950

Median House Price

Year ending September 2023: \$480,000



 4  2  3

Property Type: House

Agent Comments

Comparable Properties



12 King Av SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$705,000

Method: Private Sale

Date: 24/01/2023

Property Type: House

Land Size: 866 sqm approx



137 Pearson St SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$700,000

Method: Private Sale

Date: 19/01/2023

Property Type: House

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 eighteen months.

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