

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

194 Dawson Street, Sale Vic 3850

Indicative selling price

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

Range between

\$375,000

&

\$395,000

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	17 Weir St SALE 3850	\$390,000	23/04/2024
2	11 Gibsons Rd SALE 3850	\$375,000	15/04/2024
3	54 Hoddle St SALE 3850	\$390,000	09/11/2023

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:

22/10/2024 16:36

194 Dawson Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

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0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$375,000 - \$395,000

Median House Price

September quarter 2024: \$515,000



Property Type: House (Previously Occupied - Detached)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



17 Weir St SALE 3850 (VG)

Agent Comments



Price: \$390,000

Method: Sale

Date: 23/04/2024

Property Type: House (Res)

Land Size: 622 sqm approx



11 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 557 sqm approx



54 Hoddle St SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 772 sqm approx

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



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