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

13 Dugan Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$249,500								
Median sale p	rice								
Median price	\$352,500	Property Type House]	Suburb	Sale			
Period - From	01/07/2020	to	30/09/2020		S	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	18 Weir St SALE 3850	\$280,000	17/02/2020
2	292 Raglan St SALE 3850	\$240,000	10/08/2020
3	196 Dawson St SALE 3850	\$235,000	03/04/2020

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:

30/10/2020 17:24



13 Dugan Street, Sale Vic 3850

GRAHAM CHALMER

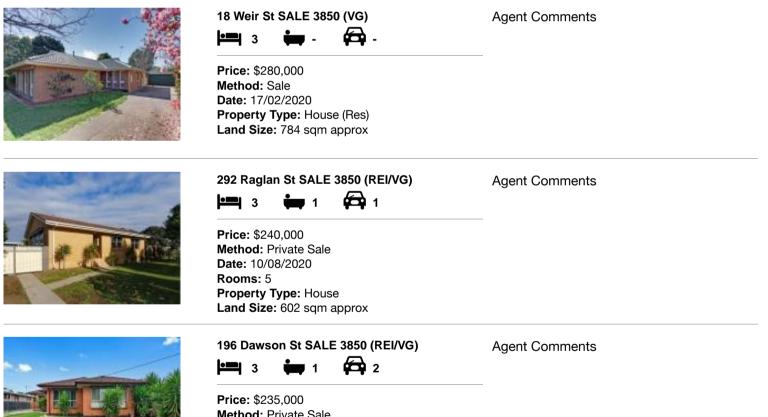




Property Type: House Land Size: 585 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$249,500 Median House Price September quarter 2020: \$352,500

Comparable Properties



Price: \$235,000 Method: Private Sale Date: 03/04/2020 Rooms: 5 Property Type: House Land Size: 587 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.