Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 227 Dawson Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Single pric	e \$225,000										
Median sale p	rice										
Median price	\$327,000	Pro	operty Type	House			Suburb	Sale			
Period - From	11/05/2019	to	10/05/2020		So	urce	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	196 Dawson St SALE 3850	\$235,000	03/04/2020
2	21 Gibsons Rd SALE 3850	\$229,500	18/06/2019
3	47 Macarthur St SALE 3850	\$225,000	16/12/2019

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:

11/05/2020 09:34







Property Type: House **Land Size:** 785 sqm approx Agent Comments Indicative Selling Price \$225,000 Median House Price 11/05/2019 - 10/05/2020: \$327,000

Comparable Properties



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

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Agent Comments

Agent Comments



21 Gibsons Rd SALE 3850 (REI/VG)

196 Dawson St SALE 3850 (REI)

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2 2



Price: \$229,500 Method: Private Sale Date: 18/06/2019 Rooms: 7 Property Type: House Land Size: 1339 sqm approx

47 Macarthur St SALE 3850 (REI/VG)



Agent Comments

Price: \$225,000 Method: Private Sale Date: 16/12/2019 Rooms: 5 Property Type: House Land Size: 533 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.