

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

227 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$225,000

Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

11/05/2019

to

10/05/2020

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 | 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



3 1 1

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



196 Dawson St SALE 3850 (REI)

Agent Comments

3 1 2

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



21 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments

3 1 1

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

3 1 2

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