

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

304 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	3 Canopus Ct SALE 3850	\$600,000	21/01/2022
2	55 Morgan St SALE 3850	\$600,000	28/01/2022
3	1 Victoria Cl SALE 3850	\$575,000	13/01/2022

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:

09/02/2022 09:26

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au

Indicative Selling Price
\$585,000

Median House Price
December quarter 2021: \$442,000



 4  2  2

Rooms: 7
Property Type: House
Land Size: 821 sqm approx
Agent Comments

Comparable Properties



3 Canopus Ct SALE 3850 (REI)

Agent Comments

 4  2  4

Price: \$600,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 865 sqm approx



55 Morgan St SALE 3850 (REI)

Agent Comments

 4  2  -

Price: \$600,000
Method: Private Sale
Date: 28/01/2022
Property Type: House



1 Victoria Ct SALE 3850 (REI)

Agent Comments

 4  2  4

Price: \$575,000
Method: Private Sale
Date: 13/01/2022
Property Type: House

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288