

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

312 Dawson Street, Sale Vic 3850

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$397,250

Property Type House

Suburb Sale

Period - From 01/07/2021

to 30/09/2021

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	130 Fitzroy St SALE 3850	\$590,000	26/11/2021
2	71 Raglan St SALE 3850	\$485,000	27/10/2021
3	24 Fitzroy St SALE 3850	\$472,000	29/11/2021

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:

06/12/2021 13:34

Victoria Cook

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Indicative Selling Price

\$440,000 - \$470,000

Median House Price

September quarter 2021: \$397,250



3 bedrooms - 1 bathroom

Property Type: House (Res)

Land Size: 793 sqm approx

Agent Comments

Comparable Properties



130 Fitzroy St SALE 3850 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 2 cars

Price: \$590,000

Method: Private Sale

Date: 26/11/2021

Property Type: House

Land Size: 657 sqm approx



71 Raglan St SALE 3850 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 2 cars

Price: \$485,000

Method: Sale

Date: 27/10/2021

Property Type: House (Res)

Land Size: 1030 sqm approx



24 Fitzroy St SALE 3850 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 2 cars

Price: \$472,000

Method: Private Sale

Date: 29/11/2021

Property Type: House