Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	45 Dundas Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$449,000

Median sale price

Median price	\$465,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2024	to	30/06/2024		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

1	59 Lansdowne St SALE 3850	\$430,000	16/10/2023
2	119a Market St SALE 3850	\$450,000	10/08/2023
3	126 Fitzroy St SALE 3850	\$460,000	07/07/2023

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:	12/08/2024 11:00



Date of sale



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$449,000 **Median House Price**

June quarter 2024: \$465,000



Property Type: House Land Size: 474 sqm approx

Agent Comments



Comparable Properties



59 Lansdowne St SALE 3850 (VG)

= 3

Price: \$430.000 Method: Sale

Date: 16/10/2023 Property Type: House (Res) Land Size: 503 sqm approx

119a Market St SALE 3850 (VG)

--- 3



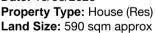
Price: \$450,000 Method: Sale Date: 10/08/2023

Property Type: House (Res)

Agent Comments

Agent Comments







= 3



Price: \$460,000 Method: Sale Date: 07/07/2023

Property Type: House (Res) Land Size: 367 sqm approx

Agent Comments



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



