

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

114 Dundas Street, Sale Vic 3850

Indicative selling price

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

Range between \$315,000 & \$330,000

Median sale price

Median price \$472,500 Property Type House Suburb Sale

Period - From 01/07/2022 to 30/09/2022 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	2/195-197 Macarthur St SALE 3850	\$315,000	07/10/2022
2	2/88 Palmerston St SALE 3850	\$315,000	24/08/2021
3	2/487 Raymond St SALE 3850	\$315,000	24/06/2021

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:

09/12/2022 14:36

114 Dundas Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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0419381832

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Indicative Selling Price

\$315,000 - \$330,000

Median House Price

September quarter 2022: \$472,500



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Property Type: House

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties



2/195-197 Macarthur St SALE 3850 (REI)

Agent Comments

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Price: \$315,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

2/88 Palmerston St SALE 3850 (VG)

Agent Comments

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Price: \$315,000

Method: Sale

Date: 24/08/2021

Property Type: Flat/Unit/Apartment (Res)



2/487 Raymond St SALE 3850 (VG)

Agent Comments

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Price: \$315,000

Method: Sale

Date: 24/06/2021

Property Type: Flat/Unit/Apartment (Res)

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



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