Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1/111-113 Dundas Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$439,000									
Median sale price										
Median price	\$532,500	Pro	operty Type Hou	ISE		Suburb	Sale			
Period - From	01/01/2022	to	31/03/2022	Sc	ource	REIV				

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	26 Dundas St SALE 3850	\$430,000	04/04/2022
2	141 Reeve St SALE 3850	\$405,000	18/02/2022
3	11 Raglan St SALE 3850	\$404,000	24/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/05/2022 11:13



1/111-113 Dundas Street, Sale Vic 3850

GRAHAM CHALMER

Mark Ventrella 0419 348 614 mventrella@chalmer.com.au





Property Type: Agent Comments

Indicative Selling Price \$439,000 **Median House Price** March quarter 2022: \$532,500

Comparable Properties



Price: \$430.000 Method: Sale Date: 04/04/2022 Property Type: House (Res) Land Size: 920 sqm approx

Agent Comments

141 Reeve St SALE 3850 (VG)

Price: \$405,000 Method: Sale Date: 18/02/2022

6 2

Agent Comments



Property Type: House (Res) Land Size: 487 sqm approx

11 Raglan St SALE 3850 (VG) '⇔ -3

Agent Comments

Price: \$404,000 Method: Sale Date: 24/02/2022 Property Type: House (Res) Land Size: 827 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.