

# 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 34 Dyer Avenue, Sale Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$799,000 & \$820,000

### Median sale price

Median price \$475,000 Property Type House Suburb Sale

Period - From 01/01/2024 to 31/12/2024 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	Date of sale
1	49 Swan Lake Dr SALE 3850	\$775,000	29/11/2023
2	4 Simmons Ct SALE 3850	\$832,000	27/10/2023
3	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023

**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: 25/02/2025 09:40

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**Indicative Selling Price**

\$799,000 - \$820,000

**Median House Price**

Year ending December 2024: \$475,000



4   2   2

**Property Type:** House

**Land Size:** 965 sqm approx

[Agent Comments](#)

## Comparable Properties



**49 Swan Lake Dr SALE 3850 (REI/VG)**

[Agent Comments](#)

4   2   4

**Price:** \$775,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** House

**Land Size:** 804 sqm approx



**4 Simmons Ct SALE 3850 (REI/VG)**

[Agent Comments](#)

5   2   2

**Price:** \$832,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** House

**Land Size:** 1141 sqm approx



**10 Treadwell Dr SALE 3850 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 02/10/2023

**Property Type:** House

**Land Size:** 870 sqm approx