

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

65 Dundas Street, Sale Vic 3850

Indicative selling price

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

Single price

\$479,000

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	95 Fitzroy St SALE 3850	\$490,000	28/01/2021
2	15 Palmerston St SALE 3850	\$485,000	07/01/2021
3	8 Codrington St SALE 3850	\$485,000	21/05/2020

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:

05/11/2021 15:44

65 Dundas Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$479,000

Median House Price

September quarter 2021: \$397,250



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Property Type: House (Res)

Land Size: 972 sqm approx

Agent Comments

Comparable Properties



95 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 2 6

Price: \$490,000

Method: Private Sale

Date: 28/01/2021

Property Type: House

Land Size: 899 sqm approx



15 Palmerston St SALE 3850 (REI/VG)

Agent Comments

4 1 2

Price: \$485,000

Method: Private Sale

Date: 07/01/2021

Rooms: 7

Property Type: House

Land Size: 705 sqm approx



8 Codrington St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$485,000

Method: Sale

Date: 21/05/2020

Property Type: House (Res)

Land Size: 760 sqm approx

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



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