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 | 6 Dugan Street, Sale Vic 3850 |

Indicative selling price

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

| Single price | $339,000 |

Median sale price

| Median price | $465,000 | Property 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	Date of sale
1	24 Jackson Av SALE 3850	$335,000	04/04/2024
2	9 Treloar St SALE 3850	$335,000	27/03/2024
3	59 Jackson Av SALE 3850	$335,000	16/11/2023

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: 17/09/2024 09:45

6 Dugan Street, Sale Vic 3850

Indicative Selling Price
$339,000
Median House Price
June quarter 2024: $465,000

🛏 3   🛁 1   🚗 1

Property Type: House
Agent Comments

Comparable Properties

24 Jackson Av SALE 3850 (REI/VG)

🛏 4   🛁 1   🚗 1

Price: $335,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 635 sqm approx

Agent Comments

9 Treloar St SALE 3850 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $335,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 581 sqm approx

Agent Comments

59 Jackson Av SALE 3850 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $335,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 755 sqm approx

Agent Comments