

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

7 Dion Court, Sale Vic 3850

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

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	13 Joseph St SALE 3850	\$620,000	06/12/2024
2	46 Montgomery St SALE 3850	\$590,000	21/10/2024
3	2 Wharf Ct SALE 3850	\$600,000	16/08/2024

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:

27/02/2025 16:03

Sarah Bedgood

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Indicative Selling Price

\$615,000

Median House Price

December quarter 2024: \$460,000



4 2 2

Property Type: House

Land Size: 908 sqm approx

[Agent Comments](#)

Comparable Properties



13 Joseph St SALE 3850 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$620,000

Method: Private Sale

Date: 06/12/2024

Property Type: House

Land Size: 807 sqm approx



46 Montgomery St SALE 3850 (REI/VG)

[Agent Comments](#)

4 2 5

Price: \$590,000

Method: Private Sale

Date: 21/10/2024

Property Type: House

Land Size: 769 sqm approx



2 Wharf Ct SALE 3850 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$600,000

Method: Private Sale

Date: 16/08/2024

Property Type: House

Land Size: 842 sqm approx

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



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