

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

32 Dyer Avenue, Sale Vic 3850

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$515,000

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/09/2024

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	16 Osborne St SALE 3850	\$685,000	01/11/2024
2	46 Cantwell Dr SALE 3850	\$610,000	26/08/2024
3	2 Woondella Blvd SALE 3850	\$670,000	06/06/2024

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:

19/11/2024 11:34

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Indicative Selling Price

\$639,000

Median House Price

September quarter 2024: \$515,000



 4  2  2

Property Type: House

Land Size: 906 sqm approx

Agent Comments

Comparable Properties



16 Osborne St SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$685,000

Method: Private Sale

Date: 01/11/2024

Property Type: House

Land Size: 800 sqm approx



46 Cantwell Dr SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$610,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 750 sqm approx



2 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$670,000

Method: Private Sale

Date: 06/06/2024

Property Type: House

Land Size: 867 sqm approx

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