### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 193 Dawson Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$475,000						

#### Median sale price

Median price	\$492,940	Pro	perty Type Hou	ise		Suburb	Sale
Period - From	01/10/2023	to	30/09/2024	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Wellington Dr SALE 3850	\$505,000	01/11/2024
2	143 Dawson St SALE 3850	\$460,000	22/04/2024
3	191 Dawson St SALE 3850	\$447,500	19/07/2023

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:

08/11/2024 14:19



# GRAHAM CHALMER

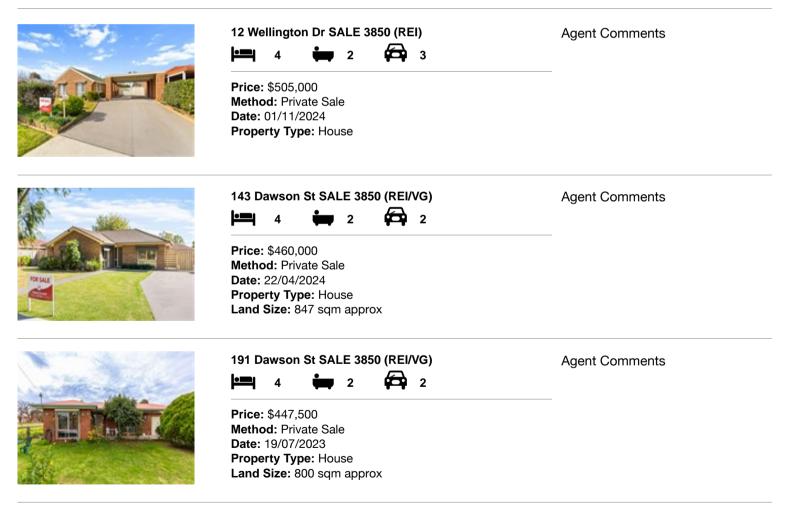




Rooms: 8 Property Type: House Land Size: 801 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$475,000 Median House Price Year ending September 2024: \$492,940

## **Comparable Properties**



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.