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

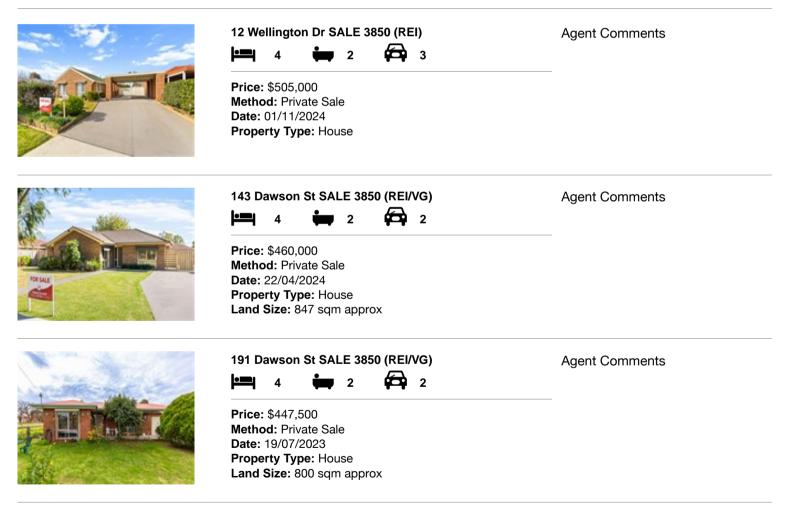




Rooms: 8 Property Type: House Land Size: 801 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

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



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