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 |132 Dawson Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$320,000								
Median sale price									
Median price	\$542,500	Property Type		House			Suburb	Sale	
Period - From	01/01/2025	to	31/03/2025)	Sc	ource	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	43 Jackson Av SALE 3850	\$320,000	04/04/2025
2	166 Dawson St SALE 3850	\$315,000	06/03/2025
3	22 Jackson Av SALE 3850	\$317,500	24/02/2025

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:

23/06/2025 15:42



Chalmer





Property Type: House Agent Comments

Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$320,000 Median House Price March quarter 2025: \$542,500

Comparable Properties

43 Jackson Av SALE 3850 (REI/VG) → 3 → 1 → 2 Price: \$320,000 Method: Private Sale Date: 04/04/2025 Property Type: House Land Size: 613 sqm approx	Agent Comments
166 Dawson St SALE 3850 (VG) □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□	Agent Comments
22 Jackson Av SALE 3850 (REI) 3 1 1 1 Price: \$317,500 Method: Private Sale Date: 24/02/2025 Property Type: House Land Size: 555 sqm approx	Agent Comments

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



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