

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

184 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price \$429,000

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	6 Janice Way SALE 3850	\$450,000	03/12/2024
2	4 Aspect Ct SALE 3850	\$430,000	28/05/2024
3	19 Buckley St SALE 3850	\$422,500	26/10/2023

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:

14/03/2025 16:27

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Indicative Selling Price

\$429,000

Median House Price

December quarter 2024: \$460,000

**Property Type:** House (Res)**Land Size:** 614 sqm approx

Agent Comments

Comparable Properties

**6 Janice Way SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$450,000**Method:** Private Sale**Date:** 03/12/2024**Property Type:** House**Land Size:** 698 sqm approx**4 Aspect Ct SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$430,000**Method:** Private Sale**Date:** 28/05/2024**Property Type:** House**Land Size:** 665 sqm approx**19 Buckley St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$422,500**Method:** Private Sale**Date:** 26/10/2023**Property Type:** House**Land Size:** 693 sqm approx

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