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 | e \$429,000 | | | | | | | | | | |
| Median sale price | | | | | | | | | | | |
| Median price | \$460,000 | Property Type House | | | | Suburb | Sale | | | | |
| Period - From | 01/10/2024 | to | 31/12/2024 | | s | 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.

| Ado | dress 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



GRAHAM CHALMER

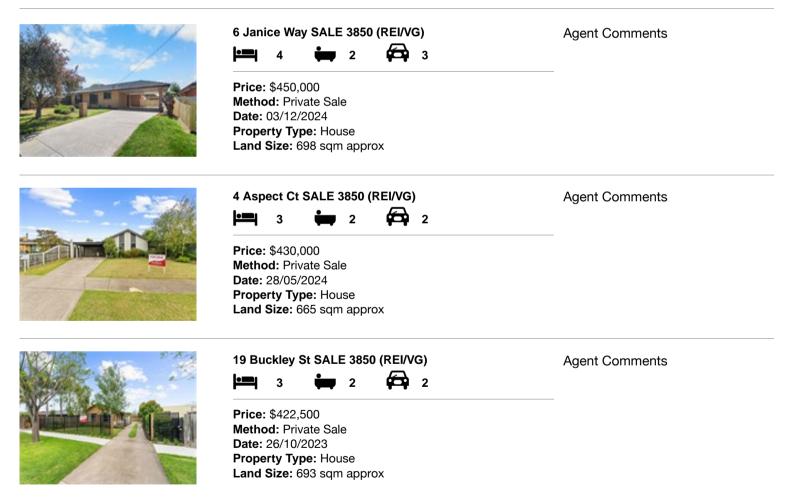




Property Type: House (Res) **Land Size:** 614 sqm approx Agent Comments Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$429,000 Median House Price December quarter 2024: \$460,000

Comparable Properties



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



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