

# 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

326 Dawson Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### 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	306 Guthridge Pde SALE 3850	\$475,000	05/12/2024
2	143 Dawson St SALE 3850	\$460,000	22/04/2024
3	23 Valentine Cr SALE 3850	\$445,000	16/02/2024

**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:

12/03/2025 13:11

Bel Bateson  
03 51444333  
0412 366 444  
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Indicative Selling Price  
\$450,000

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



Property Type:  
Agent Comments

## Comparable Properties



306 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$475,000  
Method: Private Sale  
Date: 05/12/2024  
Property Type: House  
Land Size: 830 sqm approx



143 Dawson St SALE 3850 (REI/VG)

Agent Comments



Price: \$460,000  
Method: Private Sale  
Date: 22/04/2024  
Property Type: House  
Land Size: 847 sqm approx



23 Valentine Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$445,000  
Method: Private Sale  
Date: 16/02/2024  
Property Type: House  
Land Size: 669 sqm approx

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



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