#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	7 Dion Court, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$599,000

#### Median sale price

Median price	\$542,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2025	to	31/03/2025		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	46 Montgomery St SALE 3850	\$590,000	21/10/2024
2	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
3	6 Antares Av SALE 3850	\$578,000	02/04/2024

#### 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:	08/04/2025 09:44





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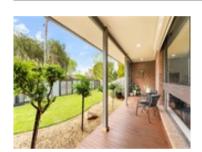
**Indicative Selling Price** \$599,000

**Median House Price** March quarter 2025: \$542,500





## Comparable Properties



46 Montgomery St SALE 3850 (REI/VG)

**Agent Comments** 

Price: \$590,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 769 sqm approx



14 Rebecca Dr SALE 3850 (REI/VG)



**Agent Comments** 

Price: \$575,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 774 sqm approx



6 Antares Av SALE 3850 (VG)

Price: \$578,000 Method: Sale Date: 02/04/2024

Property Type: House (Res) Land Size: 816 sqm approx Agent Comments

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



