

# 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

7 Dion Court, 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 \$599,000

### Median sale price

Median price \$542,500

Property 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



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**46 Montgomery St SALE 3850 (REI/VG)**

Agent Comments

4 2 5

**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

4 2 2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 04/09/2024

**Property Type:** House

**Land Size:** 774 sqm approx



**6 Antares Av SALE 3850 (VG)**

Agent Comments

4 - -

**Price:** \$578,000

**Method:** Sale

**Date:** 02/04/2024

**Property Type:** House (Res)

**Land Size:** 816 sqm approx