

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

95 Dundas Street, Sale Vic 3850

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

30/06/2024

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	166 Pearson St SALE 3850	\$385,000	02/02/2024
2	122 Thomson St SALE 3850	\$350,000	02/10/2023
3	131-133 Reeve St SALE 3850	\$370,000	29/09/2023

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:

26/09/2024 13:00

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Indicative Selling Price
\$379,000

Median House Price
June quarter 2024: \$465,000



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 702 sqm approx
Agent Comments

Comparable Properties



166 Pearson St SALE 3850 (REI/VG)

Agent Comments

4 1 -

Price: \$385,000
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 950 sqm approx



122 Thomson St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$350,000
Method: Private Sale
Date: 02/10/2023
Property Type: House
Land Size: 1011 sqm approx



131-133 Reeve St SALE 3850 (REI)

Agent Comments

2 1 2

Price: \$370,000
Method: Private Sale
Date: 29/09/2023
Property Type: House
Land Size: 705 sqm approx

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