

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

121 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price \$359,000

Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

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	249 Dawson St SALE 3850	\$360,000	02/02/2023
2	107 Dawson St SALE 3850	\$335,000	25/05/2023
3	105 Dawson St SALE 3850	\$330,000	29/03/2023

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:

20/05/2024 09:54

Ferg Horan
5144 4333
0417 123 162
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3 1 1

Rooms: 6
Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$359,000
Median House Price
Year ending March 2024: \$485,000

Comparable Properties

249 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$360,000
Method: Sale
Date: 02/02/2023
Property Type: House (Res)
Land Size: 581 sqm approx



107 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$335,000
Method: Sale
Date: 25/05/2023
Property Type: House (Res)
Land Size: 539 sqm approx



105 Dawson St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$330,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 539 sqm approx

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