

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

227 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$531,000

Property Type House

Suburb Sale

Period - From 01/10/2023

to 31/12/2023

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 | 107 Dawson St SALE 3850 | \$335,000 | 25/05/2023 |
| 2 | 105 Dawson St SALE 3850 | \$330,000 | 29/03/2023 |
| 3 | 120 Dawson St SALE 3850 | \$328,000 | 03/08/2023 |

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:

16/02/2024 17:47

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Indicative Selling Price

\$329,000

Median House Price

December quarter 2023: \$531,000



3 1 1

Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



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



120 Dawson St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$328,000

Method: Private Sale

Date: 03/08/2023

Property Type: House

Land Size: 590 sqm approx

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