

# 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

186 Dawson Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$259,500

### Median sale price

Median price \$325,000

Property Type House

Suburb Sale

Period - From 01/07/2018

to 30/06/2019

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	184 Dawson St SALE 3850	\$270,000	31/10/2018
2	18 Valentine Cr SALE 3850	\$270,000	24/08/2018
3	279 Raglan St SALE 3850	\$250,000	28/06/2019

**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:

19/09/2019 14:58

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**Indicative Selling Price**

\$259,500

**Median House Price**

Year ending June 2019: \$325,000



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**184 Dawson St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$270,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 614 sqm approx



**18 Valentine Cr SALE 3850 (VG)**

Agent Comments



**Price:** \$270,000

**Method:** Sale

**Date:** 24/08/2018

**Property Type:** House (Res)

**Land Size:** 764 sqm approx



**279 Raglan St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$250,000

**Method:** Private Sale

**Date:** 28/06/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 675 sqm approx