### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$250,000

<b>Property</b>	offered t	for sale
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Address	186 Dawson Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$259,500

279 Raglan St SALE 3850

#### Median sale price

Median price	\$325,000	Pro	perty 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

#### OR

3

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



28/06/2019



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$259,500

**Median House Price** Year ending June 2019: \$325,000





# Comparable Properties

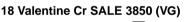


184 Dawson St SALE 3850 (REI/VG)

**—** 3

Price: \$270,000 Method: Private Sale Date: 31/10/2018 Rooms: 7

Property Type: House Land Size: 614 sqm approx







Price: \$270,000 Method: Sale Date: 24/08/2018

Property Type: House (Res) Land Size: 764 sqm approx **Agent Comments** 

**Agent Comments** 



279 Ragian St SALE 3850 (REI/VG)

**—** 3

Price: \$250.000 Method: Private Sale Date: 28/06/2019 Rooms: 6

Property Type: House Land Size: 675 sqm approx Agent Comments

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



