## 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

11 The Boulevard, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$585,000									
Median sale price										
Median price	\$472,500	Pro	operty Type Hou	ise		Suburb	Sale			
Period - From	01/07/2022	to	30/09/2022	Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	55 Morgan St SALE 3850	\$600,000	28/01/2022
2	8 Redgum Ct SALE 3850	\$590,000	16/03/2022
3	14 Redgum Ct SALE 3850	\$585,000	08/04/2022

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:

02/12/2022 12:06



### 11 The Boulevard, Sale Vic 3850

# **GRAHAM CHALMER**





Property Type: Land Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

**Indicative Selling Price** \$585,000 **Median House Price** September quarter 2022: \$472,500

## **Comparable Properties**



55 Morgan St SALE 3850 (REI/VG) **6** -

8 Redgum Ct SALE 3850 (REI/VG)

**6** 2

**2** 



Price: \$600.000 Method: Private Sale Date: 28/01/2022 Property Type: House Land Size: 672 sqm approx Agent Comments

Agent Comments



Price: \$590,000 Method: Private Sale Date: 16/03/2022 Property Type: House Land Size: 557 sqm approx

-

4



14 Redgum Ct SALE 3850 (REI/VG)

2

Agent Comments

Price: \$585,000 Method: Private Sale Date: 08/04/2022 Property Type: House Land Size: 600 sqm approx

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





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