

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

39 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$465,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

30/06/2024

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	2 Billabong Av SALE 3850	\$459,500	05/06/2024
2	111 Woondella Blvd SALE 3850	\$460,000	27/07/2023
3	113 Woondella Blvd SALE 3850	\$480,000	05/04/2023

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:

05/10/2024 11:08

Brett Glover

5144 4333

0408 384 147

brettg@chalmer.com

Indicative Selling Price

\$469,000

Median House Price

June quarter 2024: \$465,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



2 Billabong Av SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$459,500

Method: Private Sale

Date: 05/06/2024

Property Type: House

Land Size: 397 sqm approx



111 Woondella Blvd SALE 3850 (VG)

Agent Comments

4 - -

Price: \$460,000

Method: Sale

Date: 27/07/2023

Property Type: House (Res)

Land Size: 595 sqm approx

113 Woondella Blvd SALE 3850 (VG)

Agent Comments

4 - -

Price: \$480,000

Method: Sale

Date: 05/04/2023

Property Type: House (Res)

Land Size: 595 sqm approx

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