### 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

16 Billabong Avenue, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au	/underqu	oting		
Single price	e \$359,950							
Median sale p	rice							
Median price	\$343,750	Pro	operty Type	House			Suburb	Sale
Period - From	01/01/2020	to	31/03/2020		S	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	59 Market St SALE 3850	\$379,000	14/02/2020
2	54 Woondella Blvd SALE 3850	\$379,000	10/07/2020
3	50 Woondella Blvd SALE 3850	\$370,000	10/06/2020

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:

15/07/2020 12:33



### 16 Billabong Avenue, Sale Vic 3850

# GRAHAM CHALMER

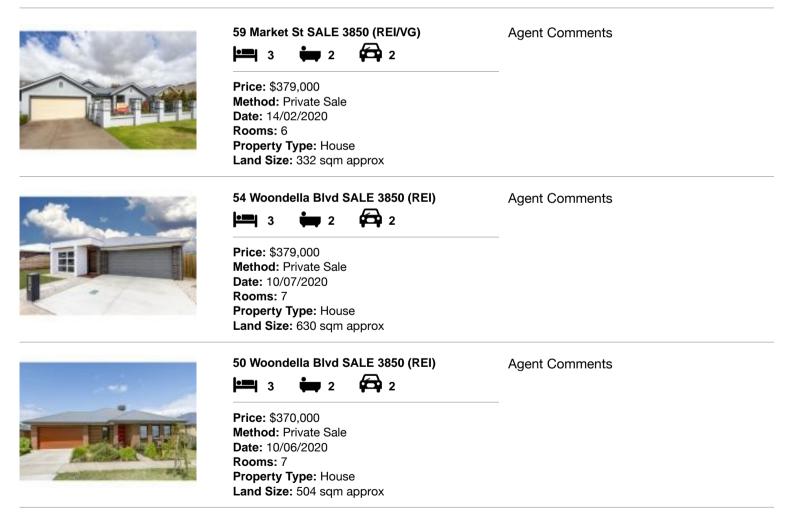
© MapTiler © OpenStreetMap contributions



Property Type: Land Land Size: 448 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$359,950 Median House Price March quarter 2020: \$343,750

## **Comparable Properties**



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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.