### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	8 Billabong Avenue, 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 \$495,000

#### Median sale price

Median price \$460,000	Property Type	House	Suburb	Sale
Period - From 01/10/2024	to 31/12/2024	l Sou	rce 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

Address of comparable property		Price	Date of sale
1	11 Stuart PI SALE 3850	\$497,000	23/10/2024
2	7 Kurrajong PI SALE 3850	\$487,500	06/06/2024
3	5 Kurrajong PI SALE 3850	\$495,000	11/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/02/2025 11:47



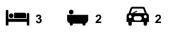


Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

> **Indicative Selling Price** \$495,000

**Median House Price** December quarter 2024: \$460,000





Property Type: House Land Size: 392 sqm approx **Agent Comments** 

# Comparable Properties



11 Stuart PI SALE 3850 (REI/VG)

3

**Agent Comments** 





7 Kurrajong PI SALE 3850 (REI/VG)



**Agent Comments** 

Price: \$487,500 Method: Private Sale Date: 06/06/2024 Property Type: House Land Size: 475 sqm approx



5 Kurrajong PI SALE 3850 (REI/VG)

3

Agent Comments

Price: \$495,000 Method: Private Sale Date: 11/03/2024 Property Type: House Land Size: 420 sqm approx

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



