

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

50 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$379,950

Median sale price

Median price

\$320,000

Property Type

House

Suburb

Sale

Period - From

01/01/2019

to

31/12/2019

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	56 Woondella Blvd SALE 3850	\$385,000	23/05/2019
2	56 Woondella Blvd SALE 3850	\$385,000	23/05/2019
3	1 Woondella Blvd SALE 3850	\$370,000	20/12/2018

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:

17/04/2020 09:23



Property Type: Land
Land Size: 493 sqm approx
Agent Comments

Indicative Selling Price
\$379,950

Median House Price
Year ending December 2019: \$320,000

Comparable Properties



56 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 23/05/2019
Property Type: House (Res)
Land Size: 448 sqm approx



56 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 23/05/2019
Property Type: House (Res)
Land Size: 448 sqm approx



1 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 20/12/2018
Property Type: House (Res)
Land Size: 784 sqm approx