

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 consumer.vic.gov.au/underquoting

Single price \$529,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	79 Woondella Blvd SALE 3850	\$510,000	28/08/2024
2	87 Woondella Blvd SALE 3850	\$545,000	31/05/2024
3	2b Surkitt Blvd SALE 3850	\$575,000	16/05/2024

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:

14/11/2024 16:16

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$529,000
Median House Price
Year ending September 2024: \$492,940

Comparable Properties



79 Woondella Blvd SALE 3850 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 630 sqm approx



87 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 31/05/2024
Property Type: House
Land Size: 630 sqm approx



2b Surkitt Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 502 sqm approx

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