

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

125 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$549,500

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	69 Woondella Blvd SALE 3850	\$592,500	12/03/2021
2	8 Willow Ct SALE 3850	\$557,000	25/02/2022
3	9a Alameda Dr SALE 3850	\$555,000	21/10/2021

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:

09/03/2022 15:54



Property Type: House (Res)
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$549,500

Median House Price
December quarter 2021: \$442,000

Comparable Properties



69 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$592,500
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 630 sqm approx



8 Willow Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$557,000
Method: Private Sale
Date: 25/02/2022
Property Type: House
Land Size: 587 sqm approx



9a Alameda Dr SALE 3850 (VG)

Agent Comments



Price: \$555,000
Method: Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 350 sqm approx