

## 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

56 Woondella Boulevard, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$389,000

#### Median sale price

Median price \$284,500

House

X

Unit

Suburb or locality

Sale

Period - From 01/07/2018

to

30/09/2018

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 eighteen 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	67 Woondella Blvd SALE 3850	\$408,000	23/03/2018
2	11 Billabong Av SALE 3850	\$395,500	05/07/2018
3	7 Speechley Ct SALE 3850	\$380,000	01/10/2018

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 eighteen months.

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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$389,000

**Median House Price**  
September quarter 2018: \$284,500

## Comparable Properties



**67 Woondella Blvd SALE 3850 (REI)**

**Agent Comments**

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**Price:** \$408,000  
**Method:** Private Sale  
**Date:** 23/03/2018  
**Rooms:** 8  
**Property Type:** House



**11 Billabong Av SALE 3850 (REI)**

**Agent Comments**

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**Price:** \$395,500  
**Method:** Private Sale  
**Date:** 05/07/2018  
**Rooms:** 8  
**Property Type:** House



**7 Speechley Ct SALE 3850 (REI)**

**Agent Comments**

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**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 01/10/2018  
**Rooms:** 7  
**Property Type:** House