

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

41 The Boulevard, Sale Vic 3850

Indicative selling price

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

Range between \$650,000 & \$700,000

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	7 Page Ct SALE 3850	\$710,000	07/12/2021
2	22 Morgan St SALE 3850	\$700,000	24/12/2021
3	46 Mark Av SALE 3850	\$682,500	10/06/2021

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:

10/02/2022 09:51

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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

December quarter 2021: \$442,000



4 2 2

Property Type: House

Land Size: 1016 sqm approx

Agent Comments

Comparable Properties



7 Page Ct SALE 3850 (REI/VG)

Agent Comments

4 3 2

Price: \$710,000

Method: Private Sale

Date: 07/12/2021

Property Type: House

Land Size: 1043 sqm approx



22 Morgan St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 717 sqm approx



46 Mark Av SALE 3850 (REI/VG)

Agent Comments

4 2 8

Price: \$682,500

Method: Private Sale

Date: 10/06/2021

Property Type: House

Land Size: 2200 sqm approx

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