

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

79 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$490,880

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/03/2024

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	87 Woondella Blvd SALE 3850	\$529,000	12/06/2023
2	81 Woondella Blvd SALE 3850	\$521,000	21/03/2024
3	113 Woondella Blvd SALE 3850	\$520,000	17/10/2023

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:

28/06/2024 15:37

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$520,000

Median House Price
March quarter 2024: \$490,880



Property Type: House (Previously Occupied - Detached)
Land Size: 602 sqm approx
Agent Comments

Comparable Properties



87 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$529,000
Method: Private Sale
Date: 12/06/2023
Property Type: House
Land Size: 630 sqm approx



81 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$521,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 630 sqm approx

113 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 17/10/2023
Property Type: House (Res)
Land Size: 595 sqm approx

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