

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

67 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price \$419,500

Median sale price

Median price \$300,000

House

X

Unit

Suburb or locality Sale

Period - From 01/07/2017

to

30/09/2017

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	3 Dion Ct SALE 3850	\$432,000	05/05/2017
2	7 Casuarina Ct SALE 3850	\$420,000	07/07/2017
3	4 Victoria Cl SALE 3850	\$412,000	13/01/2017

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.~~



4 2 2

Rooms:
Property Type: House
Land Size: 630 sqm approx
 Agent Comments

Indicative Selling Price
 \$419,500

Median House Price
 September quarter 2017: \$300,000

Comparable Properties



3 Dion Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$432,000
Method: Private Sale
Date: 05/05/2017
Rooms: -
Property Type: House
Land Size: 748 sqm approx



7 Casuarina Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$420,000
Method: Sale
Date: 07/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1250 sqm approx



4 Victoria Ct SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$412,000
Method: Private Sale
Date: 13/01/2017
Rooms: 8
Property Type: House
Land Size: 974 sqm approx