Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 29 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	ı/underquo	ting		
Single price	e \$489,950							
Median sale p	rice					_		
Median price	\$485,000	Pro	operty Type	Ηοι	ise		Suburb	Sale
Period - From	01/04/2023	to	31/03/2024		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	113 Woondella Blvd SALE 3850	\$480,000	05/04/2023
2	4 Dryden PI SALE 3850	\$475,000	27/11/2023
3	5 Ruthberg Dr SALE 3850	\$473,000	16/06/2023

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:

14/06/2024 14:23



GRAHAM CHALMER



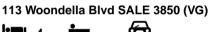


Property Type: Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$489,950 **Median House Price** Year ending March 2024: \$485,000

Comparable Properties



Agent Comments



Price: \$480.000 Method: Sale Date: 05/04/2023 Property Type: House (Res) Land Size: 595 sqm approx

4 Dryden PI SALE 3850 (REI/VG)

6 2

Agent Comments

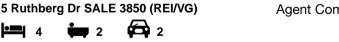


Price: \$475,000 Method: Private Sale Date: 27/11/2023

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Property Type: House Land Size: 720 sqm approx



Price: \$473,000 Method: Private Sale Date: 16/06/2023 Property Type: House Land Size: 586 sqm approx Agent Comments

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



propertydata

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