

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

29 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$489,950

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Sale

Period - From

01/04/2023

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	113 Woondella Blvd SALE 3850	\$480,000	05/04/2023
2	4 Dryden Pl 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

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Indicative Selling Price

\$489,950

Median House Price

Year ending March 2024: \$485,000



Property Type:

Agent Comments

Comparable Properties

113 Woondella Blvd SALE 3850 (VG)

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)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 720 sqm approx



5 Ruthberg Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$473,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 586 sqm approx

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