

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

2 Billabong Avenue, Sale Vic 3850

Indicative selling price

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

Single price

\$459,500

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 | 17 Ruthberg Dr SALE 3850 | \$472,000 | 04/04/2023 |
| 2 | 111 Woondella Blvd SALE 3850 | \$460,000 | 27/07/2023 |
| 3 | 3 Camellia Cl SALE 3850 | \$460,000 | 12/01/2023 |

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:

02/05/2024 16:46



Property Type: Land

Land Size: 397 sqm approx

Agent Comments

Comparable Properties



17 Ruthberg Dr SALE 3850 (VG)

Agent Comments



Price: \$472,000

Method: Sale

Date: 04/04/2023

Property Type: House (Res)

Land Size: 586 sqm approx



111 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 27/07/2023

Property Type: House (Res)

Land Size: 595 sqm approx



3 Camellia CI SALE 3850 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 12/01/2023

Property Type: House

Land Size: 450 sqm approx