

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

77 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

01/07/2018

to

30/06/2019

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	8 Elizabeth Ct SALE 3850	\$370,000	18/06/2019
2	45 Montgomery St SALE 3850	\$370,000	24/08/2018
3	8 Brand St SALE 3850	\$338,000	26/02/2019

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:

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Indicative Selling Price

\$369,000

Median House Price

Year ending June 2019: \$325,000



Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



8 Elizabeth Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 18/06/2019

Rooms: 11

Property Type: House

Land Size: 1137 sqm approx



45 Montgomery St SALE 3850 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 24/08/2018

Property Type: House



8 Brand St SALE 3850 (REI/VG)

Agent Comments



Price: \$338,000

Method: Private Sale

Date: 26/02/2019

Rooms: 10

Property Type: House

Land Size: 746 sqm approx