

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

6 Billabong Avenue, 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

\$342,000

Property Type

House

Suburb

Sale

Period - From

21/12/2019

to

20/12/2020

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	35 The Boulevard SALE 3850	\$367,500	08/10/2020
2	3 Billabong Av SALE 3850	\$358,000	18/02/2020
3	5 Billabong Av SALE 3850	\$358,000	04/03/2020

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:

21/12/2020 16:49



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Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$369,000

Median House Price
21/12/2019 - 20/12/2020: \$342,000

Comparable Properties



35 The Boulevard SALE 3850 (VG)

Agent Comments

3 - -

Price: \$367,500
Method: Sale
Date: 08/10/2020
Property Type: House (Res)
Land Size: 800 sqm approx



3 Billabong Av SALE 3850 (VG)

Agent Comments

3 - -

Price: \$358,000
Method: Sale
Date: 18/02/2020
Property Type: House (Res)
Land Size: 448 sqm approx



5 Billabong Av SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$358,000
Method: Private Sale
Date: 04/03/2020
Rooms: 7
Property Type: House
Land Size: 445 sqm approx