

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

76 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	19 Mark Av SALE 3850	\$470,000	07/10/2020
2	6 Peppercorn CI SALE 3850	\$460,000	03/08/2020
3	35 Glebe Dr SALE 3850	\$455,000	08/10/2020

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:

12/08/2021 14:09



4 2 2

Rooms: 8
Property Type: House
Land Size: 521 sqm approx
Agent Comments

Indicative Selling Price
\$460,000

Median House Price
June quarter 2021: \$392,250

Comparable Properties



19 Mark Av SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$470,000
Method: Private Sale
Date: 07/10/2020
Rooms: 7
Property Type: House
Land Size: 1004 sqm approx



6 Peppercorn CI SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$460,000
Method: Private Sale
Date: 03/08/2020
Rooms: 8
Property Type: House
Land Size: 668 sqm approx



35 Glebe Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$455,000
Method: Sale
Date: 08/10/2020
Property Type: House (Res)
Land Size: 716 sqm approx