

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

39 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$823,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	34 Dyer Av SALE 3850	\$820,000	28/02/2025
2	2 Elliman Cr SALE 3850	\$770,000	15/07/2024
3	4 Simmons Ct SALE 3850	\$832,000	27/10/2023

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:

07/04/2025 17:48

39 Surkitt Boulevard, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

03 51444333

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$823,000

Median House Price

March quarter 2025: \$542,500



4 3 3

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



34 Dyer Av SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$820,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 965 sqm approx



2 Elliman Cr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$770,000

Method: Private Sale

Date: 15/07/2024

Property Type: House

Land Size: 875 sqm approx



4 Simmons Ct SALE 3850 (REI/VG)

Agent Comments

5 2 2

Price: \$832,000

Method: Private Sale

Date: 27/10/2023

Property Type: House

Land Size: 1141 sqm approx

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



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