Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 39 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$823,000								
Median sale price									
Median price	\$542,500	Pro	operty Type Hou	se		Suburb	Sale		
Period - From	01/01/2025	to	31/03/2025	So	ource	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.

Ad	dress 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



GRAHAM CHALMER

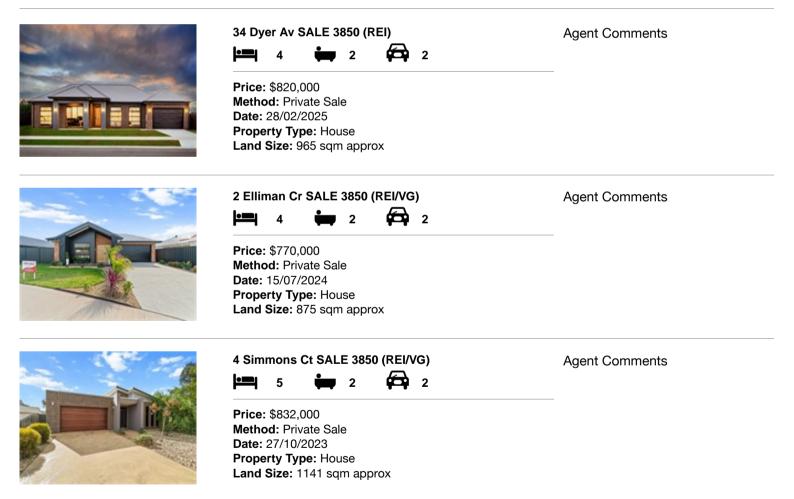




Property Type: House Land Size: 757 sqm approx Agent Comments Matt Cutler 03 51444333 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$823,000 Median House Price March quarter 2025: \$542,500

Comparable Properties



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



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