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 29 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price \$540,000

Median sale price

Median price	\$531,000	Pro	perty Type Hou	lse	S	Suburb	Sale
Period - From	01/10/2023	to	31/12/2023	Sou	urce [F	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Glebe Dr SALE 3850	\$560,000	18/11/2022
2	29 The Boulevard SALE 3850	\$550,000	31/07/2023
3	46 Woondella Blvd SALE 3850	\$530,000	29/09/2022

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:

12/03/2024 11:20



GRAHAM CHALMER





Property Type: House **Land Size:** 450 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$540,000 Median House Price December quarter 2023: \$531,000

Comparable Properties

6 Glebe Dr SALE 3850 (REI/VG) 4 2 2 2 Price: \$560,000 Method: Private Sale Date: 18/11/2022 Property Type: House Land Size: 940 sqm approx	Agent Comments
29 The Boulevard SALE 3850 (REI/VG) 2 2 2 4 Price: \$550,000 Method: Private Sale Date: 31/07/2023 Property Type: House Land Size: 800 sqm approx	Agent Comments
46 Woondella Blvd SALE 3850 (REI/VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.