

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

5 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$359,950

Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	5 Davidson PI SALE 3850	\$410,000	16/08/2019
2	29 The Boulevard SALE 3850	\$390,000	27/02/2019
3	16 Homestead CI SALE 3850	\$380,000	13/05/2019

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:

17/09/2019 15:03

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Indicative Selling Price

\$359,950

Median House Price

June quarter 2019: \$344,000



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Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



5 Davidson PI SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$410,000

Method: Private Sale

Date: 16/08/2019

Rooms: 9

Property Type: House



29 The Boulevard SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$390,000

Method: Private Sale

Date: 27/02/2019

Rooms: 8

Property Type: House

Land Size: 800 sqm approx

16 Homestead CI SALE 3850 (VG)

Agent Comments

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Price: \$380,000

Method: Sale

Date: 13/05/2019

Property Type: House (Res)

Land Size: 613 sqm approx