

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

lot 27 Woondella Boulevard, Sale Vic 3850

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$349,000

Median sale price

Median price

\$310,000

House

X

Unit

Suburb or locality

Sale

Period - From

01/07/2017

to

30/06/2018

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 eighteen 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	26 Relph Av SALE 3850	\$375,000	16/05/2018
2	89 Woondella Blvd SALE 3850	\$373,500	19/01/2018
3	23 Woondella Blvd SALE 3850	\$355,000	15/02/2018

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 eighteen months.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$349,000

Median House Price

Year ending June 2018: \$310,000



Rooms:

Property Type: Land

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



26 Relph Av SALE 3850 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 16/05/2018

Rooms: 7

Property Type: House

Land Size: 684 sqm approx



89 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$373,500

Method: Private Sale

Date: 19/01/2018

Rooms: 8

Property Type: House

Land Size: 612 sqm approx



23 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 15/02/2018

Rooms: 6

Property Type: House

Land Size: 448 sqm approx