

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	115 Woondella Boulevard, Sale Vic 3850
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Indicative selling price

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

Single price \$375,000

Median sale price

Median price	\$330,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/10/2016	to	30/09/2017	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	119 Woondella Blvd SALE 3850	\$373,000	30/09/2016
2	3 Stuart PI SALE 3850	\$370,000	16/06/2016
3	117 Woondella Blvd SALE 3850	\$365,000	30/01/2017

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.~~



Rooms: 6

Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



119 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$373,000

Method: Private Sale

Date: 30/09/2016

Rooms: -

Property Type: House

Land Size: 595 sqm approx



3 Stuart PI SALE 3850 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 16/06/2016

Rooms: -

Property Type: House

Land Size: 800 sqm approx



117 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 30/01/2017

Rooms: 8

Property Type: House

Land Size: 595 sqm approx