

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

54 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$384,950

Median sale price

Median price

\$320,000

Property Type

House

Suburb

Sale

Period - From

01/01/2019

to

31/12/2019

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 | 8 Stuart PI SALE 3850 | \$420,000 | 24/09/2019 |
| 2 | 10 Homestead CI SALE 3850 | \$399,000 | 27/03/2019 |
| 3 | 9 Authors Way SALE 3850 | \$385,000 | 04/11/2019 |

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:

16/03/2020 16:27



Property Type: Land

Land Size: 448 sqm approx

Agent Comments

Comparable Properties

8 Stuart PI SALE 3850 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 24/09/2019

Property Type: House (Res)

Land Size: 824 sqm approx

10 Homestead CI SALE 3850 (VG)

Agent Comments



Price: \$399,000

Method: Sale

Date: 27/03/2019

Property Type: House (Res)

Land Size: 642 sqm approx

9 Authors Way SALE 3850 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 04/11/2019

Property Type: House (Res)

Land Size: 559 sqm approx