

# 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

2a Melanie Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$539,000

### Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/12/2024

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	34 Woondella Blvd SALE 3850	\$505,000	03/03/2025
2	94A Palmerston St SALE 3850	\$550,000	26/08/2024
3	5 The Boulevard SALE 3850	\$535,000	28/10/2023

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:

21/03/2025 16:54

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**Indicative Selling Price**  
\$539,000

**Median House Price**  
Year ending December 2024: \$475,000



3   2   2

**Property Type:** House  
**Land Size:** 501 sqm approx  
**Agent Comments**

## Comparable Properties



**34 Woondella Blvd SALE 3850 (REI)**

**Agent Comments**

3   2   2

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 03/03/2025  
**Property Type:** House  
**Land Size:** 552 sqm approx



**94A Palmerston St SALE 3850 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** House  
**Land Size:** 569 sqm approx



**5 The Boulevard SALE 3850 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Property Type:** House  
**Land Size:** 800 sqm approx

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