Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	39 The Boulevard, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Trange between \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Range between	\$629,000	&	\$649,000
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Median sale price

Median price	\$475,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2024	to	31/03/2025		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
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1	19 Treadwell Dr SALE 3850	\$650,000	22/05/2025
2	28 Wallace St SALE 3850	\$655,000	14/01/2025
3	2 Woondella Blvd SALE 3850	\$670,000	06/06/2024

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:	24/06/2025 11:12





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Indicative Selling Price \$629,000 - \$649,000 Median House Price Year ending March 2025: \$475,000



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Property Type: House Land Size: 869 sqm approx Agent Comments

Comparable Properties



19 Treadwell Dr SALE 3850 (REI)

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Price: \$650,000 Method: Private Sale Date: 22/05/2025 Property Type: House Land Size: 861 sqm approx

Agent Comments



28 Wallace St SALE 3850 (REI/VG)

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Agent Comments

Price: \$655,000 Method: Private Sale Date: 14/01/2025 Property Type: House Land Size: 700 sqm approx



2 Woondella Blvd SALE 3850 (REI/VG)

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Price: \$670,000 Method: Private Sale Date: 06/06/2024 Property Type: House Land Size: 867 sqm approx

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Agent Comments

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





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