Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 7 The Boulevard, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$860,000								
Median sale p	rice								
Median price	\$542,500	Property Type House				Suburb	Sale		
Period - From	01/01/2025	to	31/03/2025		s	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	69 Swan Lake Dr SALE 3850	\$920,000	30/04/2025
2	34 Dyer Av SALE 3850	\$820,000	28/02/2025
3	71 Stevens St SALE 3850	\$880,000	13/09/2024

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.

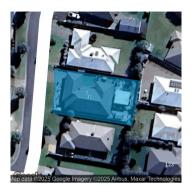
This Statement of Information was prepared on:

03/07/2025 10:16



7 The Boulevard, Sale Vic 3850



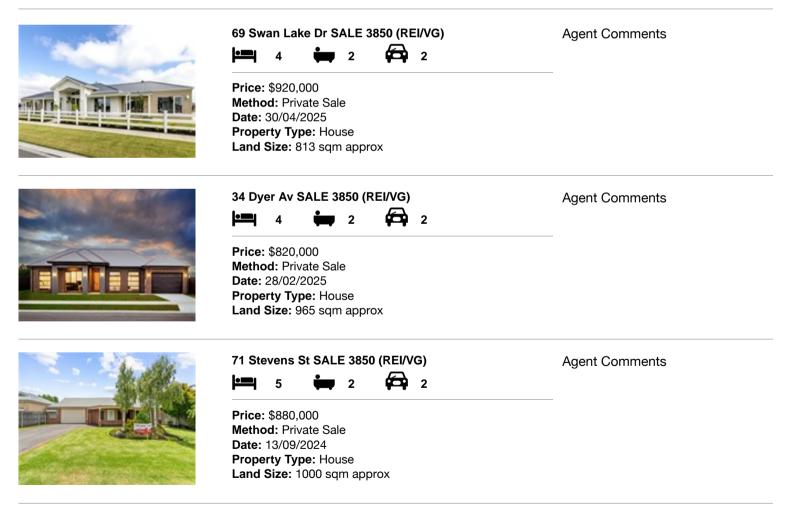




Property Type: Land **Land Size:** 758 sqm approx Agent Comments Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$860,000 Median House Price March quarter 2025: \$542,500

Comparable Properties



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



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