

# 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

71 Woondella Boulevard, Sale Vic 3850

### Indicative selling price

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

Single price \$835,000

### Median sale price

Median price \$542,500

Property Type House

Suburb Sale

Period - From 01/01/2025

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 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 | 34 Dyer Av SALE 3850           | \$820,000 | 28/02/2025   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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.

This Statement of Information was prepared on:

05/06/2025 10:28

Brett Glover

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**Indicative Selling Price**

\$835,000

**Median House Price**

March quarter 2025: \$542,500



5   2   2

**Property Type:** House

**Land Size:** 638 sqm approx

Agent Comments

## Comparable Properties



**34 Dyer Av SALE 3850 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** House

**Land Size:** 965 sqm approx

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.

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