

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

74 Woondella Boulevard, Sale Vic 3850

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$460,000

Property Type House

Suburb Sale

Period - From 01/10/2024

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	6 Stuart PI SALE 3850	\$560,000	26/11/2024
2	16 Redgum Ct SALE 3850	\$565,000	18/06/2024
3	19 Page Ct SALE 3850	\$555,000	21/12/2023

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:

12/02/2025 10:16

Bel Bateson

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Indicative Selling Price

\$559,000

Median House Price

December quarter 2024: \$460,000



Property Type: House (Previously Occupied - Detached)

Land Size: 547 sqm approx

[Agent Comments](#)

Comparable Properties



6 Stuart PI SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$560,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 760 sqm approx



16 Redgum Ct SALE 3850 (REI)

[Agent Comments](#)



Price: \$565,000

Method: Private Sale

Date: 18/06/2024

Property Type: House

Land Size: 675 sqm approx



19 Page Ct SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$555,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

Land Size: 677 sqm approx

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