

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

8 Billabong Avenue, Sale Vic 3850

Indicative selling price

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

Single price

\$495,000

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	11 Stuart PI SALE 3850	\$497,000	23/10/2024
2	7 Kurrajong PI SALE 3850	\$487,500	06/06/2024
3	5 Kurrajong PI SALE 3850	\$495,000	11/03/2024

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:

03/02/2025 11:47

Sarah Bedggood
5144 4333
0400 614 669
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Indicative Selling Price
\$495,000

Median House Price
December quarter 2024: \$460,000



3 2 2

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Comparable Properties



11 Stuart PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$497,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 925 sqm approx



7 Kurrajong PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$487,500
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 475 sqm approx



5 Kurrajong PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$495,000
Method: Private Sale
Date: 11/03/2024
Property Type: House
Land Size: 420 sqm approx

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