



SL Richter Family Trust T/A Hudson Property Agents  
PO Box 605 Sanctuary Cove QLD 4212  
Tel: 1300 009411 Fax: 0738336852 Agent No: 075221L

Member of REIQ

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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area

## **Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

Address 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 (\*Delete single price or range as applicable)

Single price \$\* or range between \$575,000 & \$600,000

## Median sale price

Median price \$515,000 Property Type House Suburb or Locality Sale  
Period - From January 2025 to December 2025 Source realestate.com.au

**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 1 SCHEUMACK PLACE, SALE on 666sqm	\$610,000	26-8-25
2 1 CRANWICK CRES, SALE on 520sqm	\$612,500	21-11-2025
3 10 HOMESTEAD CLOSE, SALE on 642sqm	\$575,000	18-11-2025

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: 16-01-2026