

# 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

35b Surkitt 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

\$339,500

### Median sale price

Median price

\$330,000

Property Type

House

Suburb

Sale

Period - From

04/03/2019

to

03/03/2020

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	51 Woondella Blvd SALE 3850	\$344,000	09/04/2019
2	6 Wallace St SALE 3850	\$342,500	13/01/2020
3	39 Woondella Blvd SALE 3850	\$339,000	16/11/2018

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:

04/03/2020 11:07



**Property Type:** House (Res)  
**Land Size:** 378 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$339,500

**Median House Price**  
04/03/2019 - 03/03/2020: \$330,000

## Comparable Properties



**51 Woondella Blvd SALE 3850 (REI)**

**Agent Comments**



**Price:** \$344,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 582 sqm approx



**6 Wallace St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$342,500  
**Method:** Private Sale  
**Date:** 13/01/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 403 sqm approx



**39 Woondella Blvd SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$339,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 420 sqm approx