## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	99 Woondella 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

Single price	\$369,000

#### Median sale price

Median price	\$328,000	Pro	perty Type	House		Suburb	Sale
Period - From	16/09/2018	to	15/09/2019	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	6 Krista Ct SALE 3850	\$370,000	06/07/2018
2	7 Rhodes Dr SALE 3850	\$369,500	08/05/2018
3	4 Yvette CI SALE 3850	\$368,000	24/04/2019

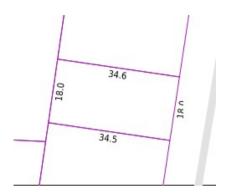
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/09/2019









Property Type: House (Res) Land Size: 622 sqm approx **Agent Comments** 

**Indicative Selling Price** \$369,000 **Median House Price** 16/09/2018 - 15/09/2019: \$328,000

# Comparable Properties



6 Krista Ct SALE 3850 (VG)

**—** 3

Price: \$370,000 Method: Sale Date: 06/07/2018

Property Type: House (Res) Land Size: 892 sqm approx

**Agent Comments** 



7 Rhodes Dr SALE 3850 (REI/VG)

**---** 3



**Agent Comments** 

Price: \$369,500 Method: Private Sale Date: 08/05/2018 Rooms: 6

Property Type: House

Land Size: 1232 sqm approx

4 Yvette CI SALE 3850 (REI/VG)

**—** 3

**6** 2 €

**Agent Comments** 

Price: \$368.000 Method: Private Sale Date: 24/04/2019

Rooms: 7

Property Type: House Land Size: 816 sqm approx

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



