

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

99 Woondella Boulevard, Sale Vic 3850

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

Property Type

House

Suburb

Sale

Period - From

16/09/2018

to

15/09/2019

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 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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/09/2019



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)

Agent Comments



Price: \$370,000
Method: Sale
Date: 06/07/2018
Property Type: House (Res)
Land Size: 892 sqm approx



7 Rhodes Dr SALE 3850 (REI/VG)

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)

Agent Comments



Price: \$368,000
Method: Private Sale
Date: 24/04/2019
Rooms: 7
Property Type: House
Land Size: 816 sqm approx