Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2 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	\$685,000

Median sale price

Median price	\$531,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	6 Relph Av SALE 3850	\$682,000	11/01/2024
2	76 Topping St SALE 3850	\$670,000	02/11/2023
3	3 Dion Ct SALE 3850	\$665,000	27/11/2023

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:	22/02/2024 11:15



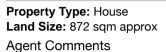


Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$685,000

Median House Price December quarter 2023: \$531,000







Comparable Properties



6 Relph Av SALE 3850 (REI)







6

Price: \$682.000 Method: Private Sale Date: 11/01/2024 Property Type: House Land Size: 724 sqm approx





76 Topping St SALE 3850 (REI/VG)







Price: \$670,000 Method: Private Sale Date: 02/11/2023 Property Type: House Land Size: 716 sqm approx **Agent Comments**



3 Dion Ct SALE 3850 (REI/VG)

--4





Price: \$665,000 Method: Private Sale Date: 27/11/2023 Property Type: House Land Size: 748 sqm approx Agent Comments

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



