

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

29 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,950

Median sale price

Median price \$531,000

Property 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	Price	Date of sale
1	46 Woondella Blvd SALE 3850	\$530,000	29/09/2022
2	2a Melanie Ct SALE 3850	\$510,000	21/09/2022
3	26 Ruthberg Dr SALE 3850	\$480,000	17/01/2024

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:

16/02/2024 10:20

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Indicative Selling Price
\$499,950

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



Property Type:
Agent Comments

Comparable Properties



46 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 29/09/2022
Property Type: House
Land Size: 504 sqm approx



2a Melanie Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 21/09/2022
Property Type: House
Land Size: 501 sqm approx



26 Ruthberg Dr SALE 3850 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 17/01/2024
Property Type: House (Res)
Land Size: 597 sqm approx

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