

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	19 The Boulevard, Sale Vic 3850
---	---------------------------------

Indicative selling price

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

Single price	\$389,980
--------------	-----------

Median sale price

Median price	\$310,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/10/2017	to	30/09/2018	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 eighteen 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	67 Woondella Blvd SALE 3850	\$408,000	07/02/2018
2	11 Billabong Av SALE 3850	\$395,500	05/07/2018
3	14 Authors Way SALE 3850	\$385,000	24/12/2018

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 eighteen months.

Chris Morrison
0351439206
0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price
\$389,980

Median House Price
Year ending September 2018: \$310,000



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



67 Woondella Blvd SALE 3850 (VG)

Agent Comments



Price: \$408,000
Method: Sale
Date: 07/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx



11 Billabong Av SALE 3850 (REI/VG)

Agent Comments



Price: \$395,500
Method: Private Sale
Date: 05/07/2018
Rooms: 8
Property Type: House
Land Size: 506 sqm approx



14 Authors Way SALE 3850 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 24/12/2018
Rooms: 7
Property Type: House
Land Size: 574 sqm approx