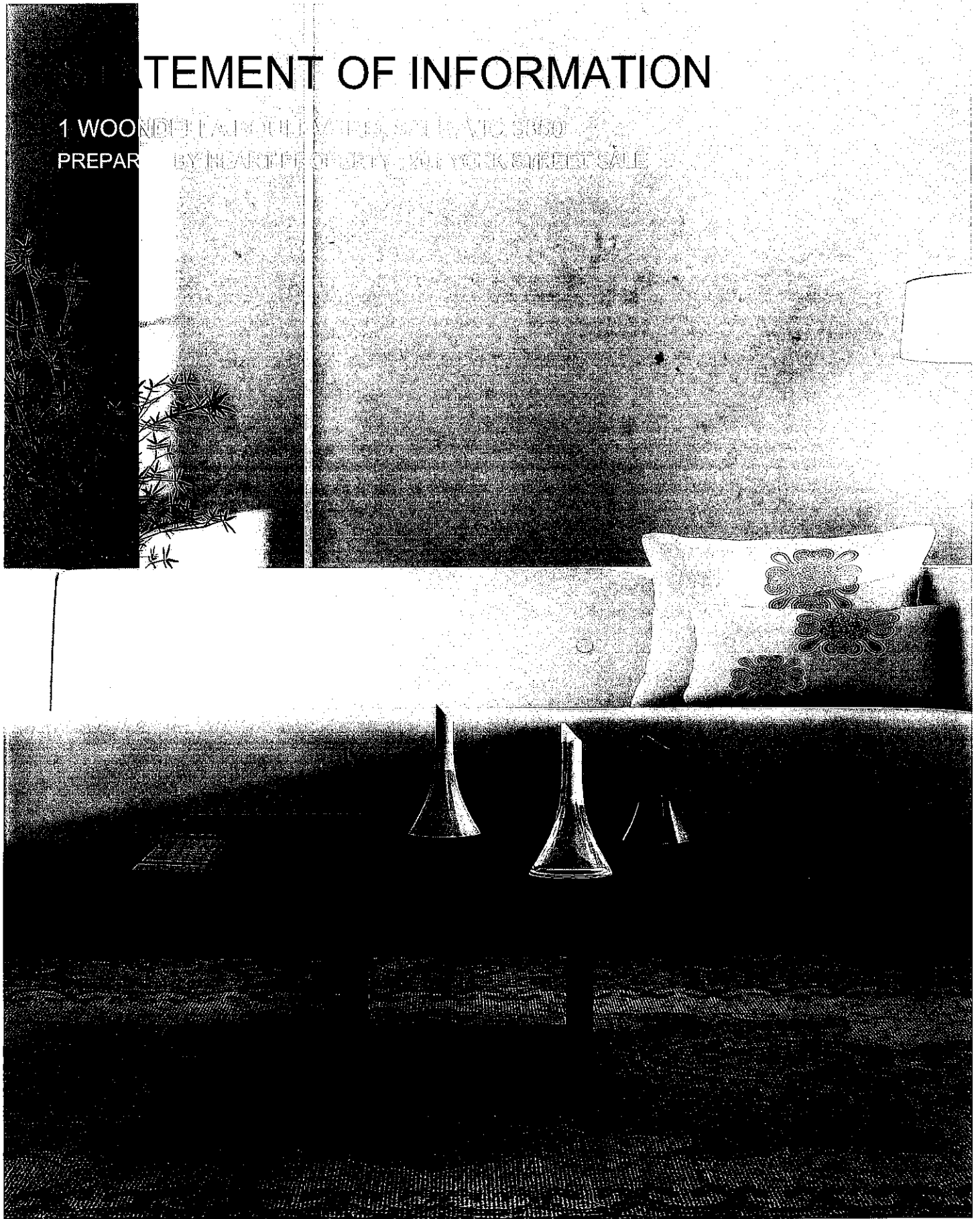


STATEMENT OF INFORMATION

1 WOOLLAHILL DRIVE, WILMINGTON, VIC 3180

PREPARED BY HEART PROPERTY FOR YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 WOONDELLA BOULEVARD, SALE, VIC

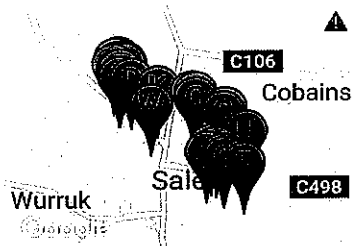
3 2 2

Indicative Selling Price

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

Price Range: **\$346,000 to \$382,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

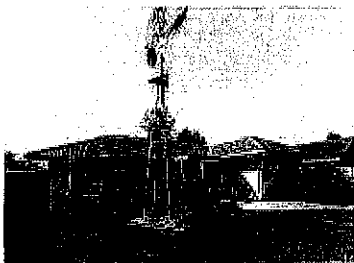
\$292,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

Here are the three properties sold within five kilometres of the property for sale in the last 12 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



170 GUTHRIDGE PDE, SALE, VIC 3850

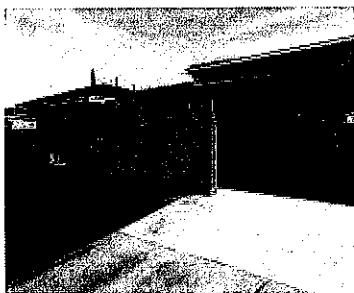
3 2 1

Sale Price

***\$360,000**

Sold on 14/06/2017

Distance to Property: 1.1km



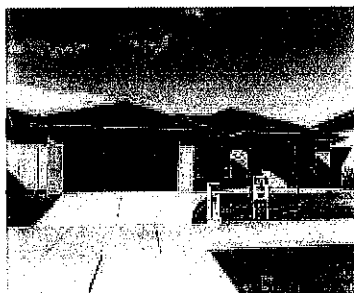
12 PHILLIP CRES, SALE, VIC 3850

3 2 2

Sale Price

\$366,000

Sold on 01/07/2017



5 WOONDELLA BVD, SALE, VIC 3850

3 2 2

Sale Price

\$350,000

Sold on 02/07/2017



This report has been compiled on 02/08/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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27 GLEBE DR, SALE, VIC 3850

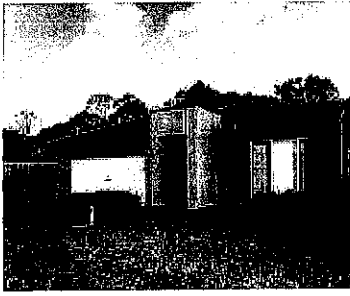
3 2 2

Sale Price

\$358,000

Land 1010m² 1997/8

View from Property of 27



35 THE BVD, SALE, VIC 3850

3 2 2

Sale Price

\$365,000

Land 1010m² 1997/8

View from Property of 35



34 HELEN CRES, SALE, VIC 3850

4 2 2

Sale Price

***\$368,000**

Land 1010m² 1997/8

View from Property of 34



3 DRYDEN PL, SALE, VIC 3850

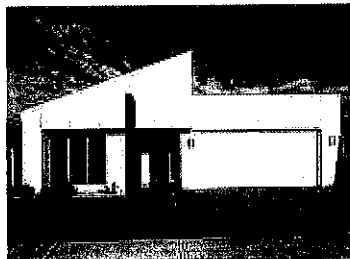
4 2 2

Sale Price

\$355,500

Land 1010m² 1997/8

View from Property of 3



12 BILLABONG AVE, SALE, VIC 3850

4 2 2

Sale Price

\$370,000





59 WOONDELLA BVD, SALE, VIC 3850

4 2 2

Sale Price

\$376,000

Land Size: 1,212 sqm

59 Woondezza Bvd, Sale, VIC 3850



1 THE BVD, SALE, VIC 3850

4 2 2

Sale Price

\$380,000

Land Size: 1,212 sqm

1 The Bvd, Sale, VIC 3850



18 MAFFRA-SALE RD, SALE, VIC 3850

4 2 6

Sale Price

\$355,000

Land Size: 1,212 sqm

18 Maffra-Sale Rd, Sale, VIC 3850



9 LANGHOLME CRT, SALE, VIC 3850

4 2 2

Sale Price

\$365,000

Land Size: 1,212 sqm

9 Langholme Cr, Sale, VIC 3850



3 EDWARD CRT, SALE, VIC 3850

4 2 1

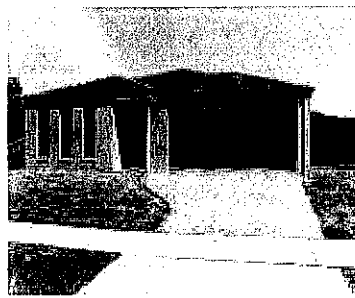
Sale Price

\$354,000

Land Size: 1,212 sqm

3 Edward Cr, Sale, VIC 3850





1 MELANIE CRT, SALE, VIC 3850

 4 2 2

Sale Price

\$357,500

1. *Y. enterocolitica* serotype 4/O:3

1. *Phragmites australis* (Cav.) Trin. ex Steud.



6 CAPELLA CRT, SALE, VIC 3850

 4 2 2

Sale Price

\$355,000

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26



5 ANTARES AVE, SALE, VIC 3850

 4  3  2

Sale Price

\$352,000

10. *Chlorophyll *a** and *Chlorophyll *b** were determined by the method of Arar and Collins (1971) using a Shimadzu 1601 UV-Visible Spectrophotometer.

• *Journal of the American Academy of Child and Adolescent Psychiatry*, 1999, 38, 10, 1293-1300.



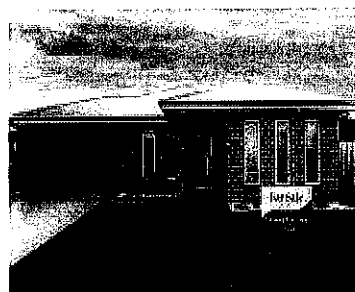
117 WOONDELLA BVD, SALE, VIC 3850

 4 2 2

Sale Price

\$365,000

10. *Chlorophyll a* and *Chlorophyll b* contents were determined by spectrophotometry using the method of Lichtenthaler and Whistler (1987).



63 WOONDELLA BVD, SALE, VIC 3850

 4 2 2

1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

\$380,000





14 JANICE WAY, SALE, VIC 3850

4 2 2

Sale Price
\$370,000

10/08/2017 11:13 AM

View this property on the map



19 DRYDEN PL, SALE, VIC 3850

4 2 2

Sale Price
\$350,000

10/08/2017 11:13 AM

View this property on the map



16 PELICAN CRT, SALE, VIC 3850

4 2 2

Sale Price
\$378,000

10/08/2017 11:13 AM

View this property on the map



5 KRISTA CRT, SALE, VIC 3850

4 2 2

Sale Price
\$355,000

10/08/2017 11:13 AM

View this property on the map



17 CRANSWICK CRES, SALE, VIC 3850

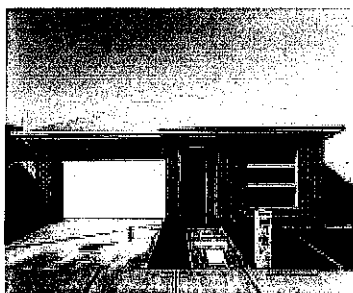
4 2 2

Sale Price
\$365,000

10/08/2017 11:13 AM

View this property on the map





56 WOONDELLA BVD, SALE, VIC 3850

4 2 2

Sale Price

\$380,000

Estimated Value: \$380,000



119 WOONDELLA BVD, SALE, VIC 3850

4 2 2

Sale Price

\$373,000

Estimated Value: \$373,000



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 WOONDELLA BOULEVARD, SALE, VIC 3850

Indicative selling price

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

Price Range: \$346,000 to \$382,000

Median sale price

Median price \$292,500

House

☒

Unit

Suburb

SALE

Period 01 July 2016 to 30 June 2017

Source

pricefinder

Comparable property sales

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
170 GUTHRIDGE PDE, SALE, VIC 3850	*\$360,000	14/06/2017
12 PHILLIP CRES, SALE, VIC 3850	\$366,000	01/03/2017
5 WOONDELLA BVD, SALE, VIC 3850	\$350,000	23/02/2017
27 GLEBE DR, SALE, VIC 3850	\$358,000	12/12/2016

35 THE BVD, SALE, VIC 3850	\$365,000	03/11/2016
34 HELEN CRES, SALE, VIC 3850	*\$368,000	31/07/2017
3 DRYDEN PL, SALE, VIC 3850	\$355,500	26/05/2017
12 BILLABONG AVE, SALE, VIC 3850	\$370,000	04/04/2017
59 WOONDELLA BVD, SALE, VIC 3850	\$376,000	04/04/2017
1 THE BVD, SALE, VIC 3850	\$380,000	23/03/2017
18 MAFFRA-SALE RD, SALE, VIC 3850	\$355,000	20/03/2017
9 LANGHOLME CRT, SALE, VIC 3850	\$365,000	07/03/2017
3 EDWARD CRT, SALE, VIC 3850	\$354,000	28/02/2017
1 MELANIE CRT, SALE, VIC 3850	\$357,500	15/02/2017
6 CAPELLA CRT, SALE, VIC 3850	\$355,000	05/02/2017
5 ANTARES AVE, SALE, VIC 3850	\$352,000	03/02/2017
117 WOONDELLA BVD, SALE, VIC 3850	\$365,000	30/01/2017
63 WOONDELLA BVD, SALE, VIC 3850	\$380,000	14/12/2016
14 JANICE WAY, SALE, VIC 3850	\$370,000	05/12/2016
19 DRYDEN PL, SALE, VIC 3850	\$350,000	05/12/2016
16 PELICAN CRT, SALE, VIC 3850	\$378,000	09/11/2016
5 KRISTA CRT, SALE, VIC 3850	\$355,000	19/10/2016
17 CRANSWICK CRES, SALE, VIC 3850	\$365,000	17/10/2016
56 WOONDELLA BVD, SALE, VIC 3850	\$380,000	28/09/2016

119 WOONDELLA BVD, SALE, VIC 3850	\$373,000	30/08/2016
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