

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

18 Woodburne Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$649,500

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/01/2024

to

31/12/2024

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	1a Hazel Ct SALE 3850	\$650,000	12/12/2024
2	45a Lansdowne St SALE 3850	\$630,000	16/10/2024
3	104-110 Stevens St SALE 3850	\$635,000	16/08/2024

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:

07/03/2025 17:01

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Indicative Selling Price

\$649,500

Median House Price

Year ending December 2024: \$475,000



4 2 3

Property Type: House

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



1a Hazel Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 680 sqm approx



45a Lansdowne St SALE 3850 (REI/VG)

Agent Comments

4 2 1

Price: \$630,000

Method: Private Sale

Date: 16/10/2024

Property Type: House

Land Size: 444 sqm approx



104-110 Stevens St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$635,000

Method: Private Sale

Date: 16/08/2024

Property Type: House

Land Size: 8100 sqm approx

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