### 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	e \$649,500								
Median sale p	rice								
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.

Ad	dress 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



# GRAHAM CHALMER



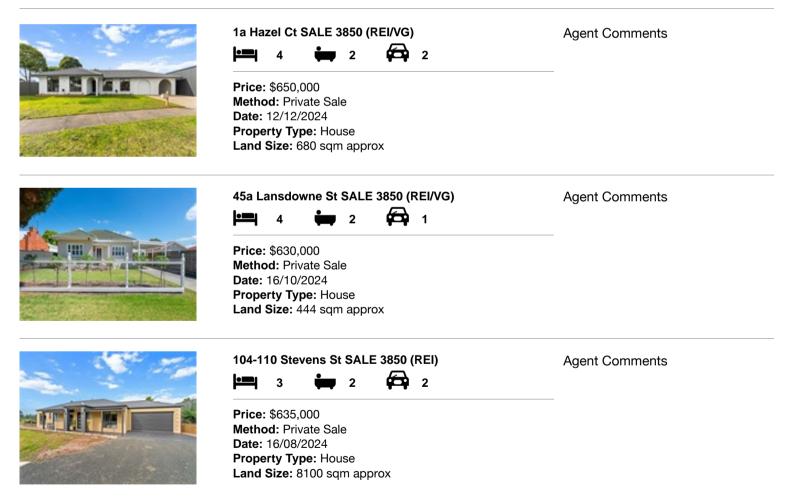


Property Type: House Land Size: 760 sqm approx Agent Comments 0419381832 cjmorrison@chalmer.com.au Indicative Selling Price

Chris Morrison 0351439206

\$649,500 **Median House Price** Year ending December 2024: \$475,000

## **Comparable Properties**



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



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