

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 2 Woodburne Drive, Sale VIC 3850

Including suburb or
 locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$620,000 or range between _____ & _____

Median sale price

Median price \$578,500 Property Type HOUSE Suburb or Locality SALE

Period - From 1/2/23 to 31/1/24 Source realestate.com.au

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 6 Relph Ave, Sale	\$682,000	11/1/24
2 2 Simmons Crt, Sale	\$600,000	7/12/23
3 33 Janice Way, Sale	\$595,000	8/1/24

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: 16/2/24