

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

12 Woodburne Drive, Sale Vic 3850

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$344,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2019

to

30/06/2019

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	11 Kylie Ct SALE 3850	\$385,000	29/05/2019
2	45 Montgomery St SALE 3850	\$370,000	24/08/2018
3	6 Langholme Ct SALE 3850	\$355,000	07/02/2019

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.



4 2 2

Rooms:
Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$379,000
Median House Price
June quarter 2019: \$344,000

Comparable Properties



11 Kylie Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$385,000
Method: Private Sale
Date: 29/05/2019
Rooms: 8
Property Type: House
Land Size: 815 sqm approx



45 Montgomery St SALE 3850 (REI)

Agent Comments

5 3 2

Price: \$370,000
Method: Private Sale
Date: 24/08/2018
Rooms: -
Property Type: House



6 Langholme Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$355,000
Method: Private Sale
Date: 07/02/2019
Rooms: 8
Property Type: House
Land Size: 773 sqm approx