

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 and
postcode

4 WOODBURNE DRIVE SALE VIC 3850

Indicative selling price

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

Single Price

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Sale

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

70 MONTGOMERY STREET SALE VIC 3850	\$540,000	24-Jan-22
3 ASHLEY COURT SALE VIC 3850	\$535,000	29-Apr-22
7 PATTEN STREET SALE VIC 3850	\$560,000	21-Feb-22

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: 28 September 2022



70 MONTGOMERY STREET SALE VIC 3850

Sold Price

\$540,000

Sold Date

24-Jan-22



4



2



2

Distance

0.1km



3 ASHLEY COURT SALE VIC 3850

Sold Price

\$535,000

Sold Date

29-Apr-22



4



2



2

Distance

0.32km



7 PATTEN STREET SALE VIC 3850

Sold Price

\$560,000

Sold Date

21-Feb-22



3



2



2

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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