Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

18 Woodborne Dr, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$679,950									
Median sale price										
Median price	\$492,940	Pro	perty Type	House			Suburb	Sale		
Period - From	01/10/2023	to	30/09/2024		Sou	urce	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	13 Joseph St SALE 3850	\$620,000	06/12/2024
2	25 Stafford Dr SALE 3850	\$665,000	13/09/2024
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 two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/01/2025 10:21



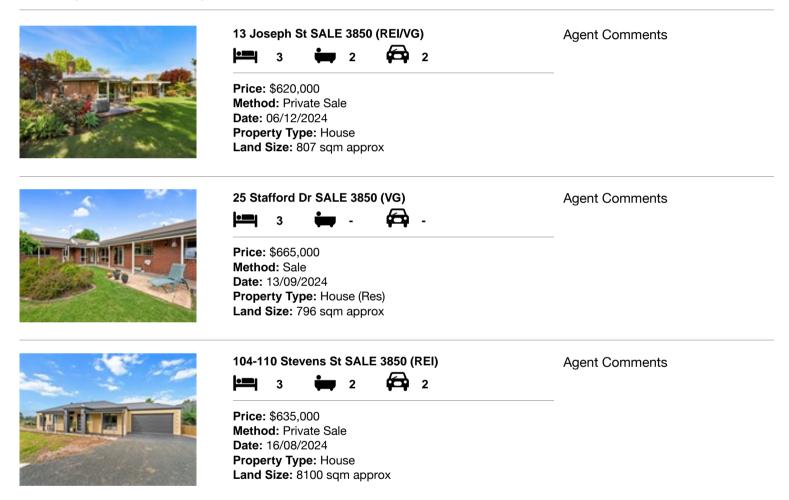
GRAHAM CHALMER

Property Type: Agent Comments 0351439206 0419381832 cjmorrison@chalmer.com.au

Chris Morrison

Indicative Selling Price \$679,950 Median House Price Year ending September 2024: \$492,940

Comparable Properties



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



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