



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 5 Woodburn Boulevard, 3823
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 \$* 539,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 380,000 *House ☒ *unit ☐ Suburb or locality Yonnason 3823
Period From Nov 18 to Nov 18 Source RPDR

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 <u>18 Woodburn Boulevard 3823</u> | <u>\$472,000</u> | <u>3/10/18</u> |
| 2 <u>89 Roddie Rd Yonnason 3823</u> | <u>\$445,000</u> | <u>20/10/18</u> |
| 3 <u>115 Louisa St Yonnason</u> | <u>\$430,000</u> | <u>15/11/18</u> |

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.