

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

5 (TBA) Investment Property Sale.

Indicative selling price

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

Single Price

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Sale

Period-from

01 Dec 2021

to

30 Nov 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
11 WOONDELLA BOULEVARD SALE VIC 3850	\$520,000	02-Sep-22
46 WOONDELLA BOULEVARD SALE VIC 3850	\$530,000	19-Aug-22
53 WOONDELLA BOULEVARD SALE VIC 3850	\$500,000	28-Sep-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: 07 December 2022



11 WOONDELLA BOULEVARD SALE Sold Price
VIC 3850

\$520,000 Sold Date **02-Sep-22**

4 2 2

Distance **0.22km**



46 WOONDELLA BOULEVARD
SALE VIC 3850

Sold Price

\$530,000 Sold Date **19-Aug-22**

3 2 2

Distance **0.1km**



53 WOONDELLA BOULEVARD
SALE VIC 3850

Sold Price

\$500,000 Sold Date **28-Sep-22**

4 2 2

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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