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	10 Gwendoline Avenue, Woodend

Indicative selling price

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

Single price	$850,000	or range between		&

Median sale price

Median price	$996,000	Property type	House	Suburb	Gisborne
Period - From	October 2023	to	September 2024	Source	Realestate.com.au

Comparable property sales

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
10 Adam Close, Woodend	$845,000	05/08/2024
51 High Street, Woodend	$810,000	08/07/2024
38 Tree Change Way, Woodend	$831,000	28/03/2024

This Statement of Information was prepared on: 10th October 2024