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 or locality and postcode	831 Falloons Road, Ashbourne, 3442

Indicative selling price

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

	or range between	$1,550,000	&	$1,650,000

Median sale price

Median price	$1,265,000	Property type	House	Suburb	Woodend
Period - From	September 2023	to	September 2024	Source	Pricefinder.com.au

Comparable property sales

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: 14th October 2024