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: 13 Old Lancefield Road, Woodend

Indicative selling price

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

Single price: $720,000 or range between: _____ & _____

Median sale price

Median price: $965,000 Property type: House Suburb: Woodend

Period - From: January 2024 to: December 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
35 Old Lancefield Road, Woodend	$540,000	24/01/2024
6 Stuart Drive, Woodend	$545,000	08/08/2023
Lot 22, Trenchard Road, Woodend	$790,000	20/3/2024

This Statement of Information was prepared on: 28th January 2025