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: 327 Harpers Road, Woodend

Indicative selling price

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

Single price: $1,250,000 or range between: _____ & _____

Median sale price

Median price: $950,000 Property type: House Suburb: Woodend

Period - From: February 2024 to: January 2025 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
43 Andrew Avenue, Woodend	$1,180,000	15/10/2024
47 Royle Court, Woodend	$1,200,000	30/04/2024
99 Strathclyde Crecent, Woodend	$1,070,000	11/05/2024

This Statement of Information was prepared on: 28 February 2025