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	33 Lowry Drive, Woodend

Indicative selling price

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

$1,300,000	or range between	$	&	$	

Median sale price

Median price	$989,000	Property type	House	Suburb	Woodend
Period - From	1/2/2022	to	25/2/2022	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
146 Island Farm Road, Woodend	$1,281,000	16/2/2022
106 Blackmore Road, Woodend	$1,275,000	17/12/2021
375 Ashborne Road, Woodend	$1,330,000	22/5/2021

This Statement of Information was prepared on: 1 March 2022