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<br>Including suburb or locality and postcode | 269 Canning Park Drive, Woodend 3442 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| | or range between | $1,200,000 | & | $1,300,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,000,000 | Property type | House | Suburb | Woodend |
| Period - From | 1/02/2021 | to | 28/02/2022 | Source | Realestate.com |

## 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 |
|---|---|---|
| 106 Blackmore Road, Woodend | $1,275,000 | 17/12/2021 |
| 164 Island Farm Road, Woodend | $1,281,000 | 16/2/2022 |
| 65 Montgomery Lane, Woodend | $1,320,000 | 2/3/2022 |

This Statement of Information was prepared on: 8/4/2022