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: 18 Tributary Way, Woodend, Victoria, 3442

Indicative selling price

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

Single price: $ or range between: $980,000 & $1,050,000

Median sale price

Median price: $948,000 Property type: *House* Suburb: Woodend

Period - From: April 2021 to: April 2022 Source: pricefinder.com.au

Comparable property sales

A 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
1 47 South Road, Woodend	$1,100,000	03/05/2022
2 10 Tributary Way, Woodend	$960,000	21/03/2022
3 11 Doyeswood Drive, Woodend	$980,000	02/10/2021

OR

B ~~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: 4 May 2022