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	13 Campaspe Drive, Woodend, 3442

Indicative selling price

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

$750,000	or range between	$	&	$

Median sale price

Median price	$947,500	Property type	House	Suburb	Woodend
Period - From	October 2021	to	September 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
1 14 Manifold Road, Woodend	$809,000	22/07/2022
2 12 Anne Road, Woodend	$750,000	11/08/2022
3 4 Wood Street, Woodend	$756,000	2/09/2022

This Statement of Information was prepared on: 7th October 2022