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 Greenwood Grove, Woodend, Vic, 3442

Indicative selling price

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

	or range between	$1,400,000	&	$1,500,000

Median sale price

Median price	$950,000	Property type	House	Suburb	Woodend
Period - From	July 2021	to	June 2022	Source	Pricefinder.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
29 Hoburd Drive, Woodend	$1,750,000	26/05/2022
371 Ashbourne Road, Woodend	$1,515,000	8/04/2022
28 Royle Court, Woodend	$1,615,000	14/04/2021

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