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	43 Andrew Avenue, Woodend

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	$1,040,000	Property type	House	Suburb	Woodend
Period - From	May 2023	to	April 2024	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
4 Thomas Court, Woodend	$1,250,000	14/11/2023
79 Garner Quadrant, Woodend	$1,410,000	21/03/2023
1/871 Mount Macedon Road, Woodend	$1,350,000	11/12/2023

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: 8th May 2024