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	95 Slatey Creek Road, Woodend

Indicative selling price

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

range between $1,650,000 & $1,750,000

Median sale price

Median price	$920,000	Property type	House	Suburb	Woodend
Period - From	Jan-2021	to	Jan-2022	Source	PriceFinder

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. 28 Royle Court, Woodend	$1,615,000	14-APR-2021
2. 127 Falloons Road, Woodend	$1,760,000	18-MAR-2021
3. 35 Slatey Creek Road, Woodend	$1,748,000	11-DEC-2020

This Statement of Information was prepared on: 13-JAN-2022