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: 35 Halpern Road, Woodend, Victoria, 3442

Indicative selling price

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

Single price: $ or range between: $780,000 & $850,000

Median sale price

Median price: $726,250 | Property type: *House* | Suburb: Woodend

Period - From: 12/06/2019 to: 12/06/2020 | Source: Corelogic

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
1 208 Ashbourne Road, Woodend	$850,000	13/03/2020
2 10 Drafters Road, Woodend	$770,000	20/11/2019
3 69 Strathclyde Crescent, Woodend	$886,000	30/06/2019

This Statement of Information was prepared on: Friday 12th June, 2020