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: 33B Corinella Road, Woodend, Victoria, 3442

Indicative selling price

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

Single price: $ or range between: $1,375,000 & $1,500,000

Median sale price

Median price: $960,000 | Property type: *House* | Suburb: Woodend

Period - From: April 2021 to: April 2022 | Source: realestate.com.au

Comparable property sales

A 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 20 Ladye Place, Woodend	$1,575,000	29/07/2021
2 1/26 Goldies Lane, Woodend	$1,325,000	02/02/2022
314 Samuel Court, Woodend	$1,400,000	28/10/2021

OR

B ~~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: 21 April 2022