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: 7 EDNA WALLING BOULEVARD WOODEND VICTORIA 3442

Indicative selling price

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

Single price: $ or range between: $1,150,000 & $1,280,000

Median sale price

Median price: $710,000 Property type: *HOUSE* Suburb: WOODEND

Period - From: 22.10.2019 to: 22.10.2020 Source: Pricefinder.com

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 7 LILLEY COURT WOODEND	$1,390,000	28/5/2020
2 18 BOOTHS LANE WOODEND	$1,230,000	12/3/2020
3 1 BALLYMOYER MEWS WOODEND	$1,280,000	01/10/2020

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: 22ND OCTOBER 2020