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	32 Woodlea Court, Woodend, 3442

Indicative selling price

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

	or range between	$1,190,000	&	$1,270,000

Median sale price

Median price	$892,500	Property type	House	Suburb	Woodend
Period - From	1/05/2020	to	3/05/2021	Source	Realestate.com

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 26 Shannon Court, Woodend	$1,222,000	9/04/2021
2 177 Chambers Road, Woodend	$1,132,000	24/04/2021
3 44 Donalds Road, Woodend	$1,250,000	23/04/2021

This Statement of Information was prepared on: 18/05/2021