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	8 Peppermint Lane, Woodend VIC 3442

Indicative selling price

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

or range between	$930,000	&	$960,000

Median sale price

Median price	$944,000	Property type	House	Suburb	Woodend
Period - From	01-Oct-2020	to	27-Oct-2021	Source	RealEstate

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. 11 Doyeswood Drive, Woodend VIC 3442	$980,000	02-Oct-2021
2. 6 Reidwell Drive, Woodend VIC 3442	$970,000	19-Jul-2021
3. 11 Tennyson Street, Woodend VIC 3442	$943,000	01-Oct-2021

This Statement of Information was prepared on: 04-Nov-2021