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	2 Anne Road, Woodend, Victoria, 3442

Indicative selling price

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

Single price	$	or range between	$890,000	&	$920,000

Median sale price

Median price	$950,000	Property type	*House*	Suburb	Woodend
Period - From	October 2021	to	September 2022	Source	pricefinder.com.au

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 10 Maureen Place, Woodend	$900,000	27/07/2022
2 18 High Street, Woodend	$870,000	13/05/2022
3 1 Burke Street, Woodend	$900,000	03/05/2022

This Statement of Information was prepared on: Tuesday 18th October, 2022