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: 21 Ballymoyer Mews, Woodend, Victoria, 3442

Indicative selling price

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

Single price: $ or range between: $1,700,000 & $1,850,000

Median sale price

Median price: $950,000 Property type: House Suburb: Woodend

Period - From: 24/08/2021 to: 24/08/2022 Source: pricefinder.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 1 Ballymoyer Mews, Woodend	$1,680,000	04/07/2022
2 13 Noonan Grove, Woodend	$1,800,000	30/05/2022
3 21 Shirley Park Lane, Woodend	$1,900,000	10/03/2022

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: 24 August 2022