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: 14 Manifold Road, Woodend, Victoria, 3442

Indicative selling price

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

Single price: $ or range between: $800,000 & $860,000

Median sale price

Median price: $955,000 Property type: *House* Suburb: Woodend

Period - From: April 2021 to: March 2022 Source: pricefinder.com.au

Important advice about the median sale price:

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 2-4 Gray Street, Woodend	$850,000	21/01/2022
2 9 Urquhart Street, Woodend	$850,000	12/10/2022
3 18 High Street, Woodend	$870,000	13/05/2022

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: 15 June 2022