

Statement of Information
**Single residential property located outside the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb or
 locality and postcode

37 Washington Lane, Woodend VIC 3442

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales

A These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/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. 21 Kathryn Crescent, Woodend	\$700,000.00	27/06/17
2. 1 Scotia Place, Woodend	\$650,000.00	10/01/17
3. 1 Ellison Street, Woodend	\$570,000.00	09/02/17