

# 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

27 Cilmery Crescent, Woodford VIC 3280
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$210,000 & \$220,000

### Median sale price

Median price \$180,000 \*House  \*Unit  Suburb or locality WOODFORD

Period - From 01/04/16 to 31/03/17 Source Pricerfinder

### 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. 21 IAN RD, WARRNAMBOOL VIC 3280	\$335,000	21/01/16
2. 7 LILA CRT, WOODFORD VIC 3280	\$210,000	09/09/16
3. 26 CILMERY CRES, WOODFORD 3281	\$215,000	02/03/17