

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 Including suburb or locality and postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

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

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	8 Bowen St WOODEND 3442	\$800,000	25/05/2017
2	82 East St WOODEND 3442	\$700,000	15/02/2017
3	22 Goldies La WOODEND 3442	\$690,000	03/02/2017

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 eighteen months.



**Rooms:** 6  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2910 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$680,000 - \$730,000  
**Median House Price**  
 Year ending June 2017: \$612,500

## Comparable Properties

**8 Bowen St WOODEND 3442 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 3311 sqm approx

**82 East St WOODEND 3442 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 15/02/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 2536 sqm approx



**22 Goldies La WOODEND 3442 (REI/VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 03/02/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 3185 sqm approx