

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

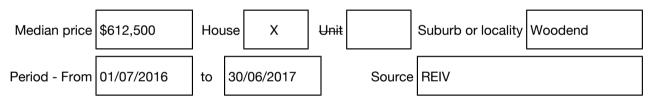
Address 31 Corinella Road, Woodend Vic 3442 Including suburb or locality andpostcode

### Indicative selling price

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

 Range between
 \$680,000
 &
 \$730,000

#### Median sale price



# 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) 3 🙀 2 🋱 -	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	

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