



Section 47AF of the Estate Agents Act 1980

## Statement of Information

Address of Property Offered for Sale

**6 Arnold Court, Woodend**

### Indicative Selling Price

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

**\$695,000**

The **Median Sale Price** for the period from 14/08/2017 to 13/08/2018 for houses in Woodend is \$670,000 – Source realestate.com.au

### Comparable Property Sales Data

These are properties sold within 5 kilometres of the property for sale in the last 18 months that Keatings Real Estate consider to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
1. 18 Morris Road, Woodend	\$600,000	August 2018
2. 6 Barbara Street, Woodend	\$623,075	December 2017
3. 22 Jeffreys Street, Woodend	\$650,000	June 2018