

## 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

4a Burke Street, Woodend Vic 3442

#### Indicative selling price

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

Single price \$550,000

#### Median sale price

Median price \$792,500 House ☒ Unit ☐ Suburb or locality Woodend

Period - From 01/07/2018 to 30/06/2019 Source REIV

#### 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	1 Arnold Ct WOODEND 3442	\$550,000	15/03/2019
2	20 Washington La WOODEND 3442	\$550,000	14/12/2018
3	1/152 High St WOODEND 3442	\$547,000	03/04/2019

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.



 3  2  1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000  
**Median House Price**  
Year ending June 2019: \$792,500

## Comparable Properties



**1 Arnold Ct WOODEND 3442 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 15/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**20 Washington La WOODEND 3442 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 14/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 791 sqm approx

**1/152 High St WOODEND 3442 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$547,000  
**Method:** Private Sale  
**Date:** 03/04/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 288 sqm approx