

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 | 4a Burke Street, Woodend Vic 3442 |
|----------------------|-----------------------------------|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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

Single price \$550,000

Median sale price

| Median price | \$792,500 | Hou | se X | 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.

| Add | dress 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.

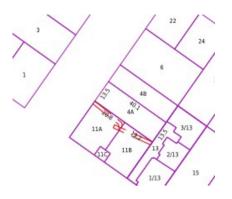
Account - Jellis Craig | P: 0354272800 | F: 0354272811





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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)



Price: \$550,000 Method: Private Sale Date: 15/03/2019

Rooms: -

Property Type: House (Res) Land Size: 786 sqm approx

Agent Comments









Price: \$550,000 Method: Private Sale Date: 14/12/2018

Rooms: -

Property Type: House Land Size: 791 sqm approx Agent Comments

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





Price: \$547,000

Method: Private Sale Date: 03/04/2019 Rooms: -

Property Type: Unit

Land Size: 288 sqm approx

Agent Comments

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