

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 andpostcode

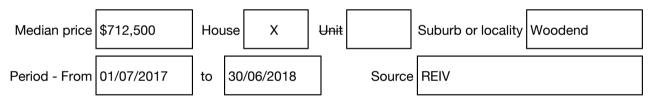
s 45 East Street, Woodend Vic 3442 r e

Indicative selling price

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

Single price \$560,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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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propertydata

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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: Property Type: Vacant Land Land Size: 917 sqm approx Agent Comments Neighbourhood Residential Zone - Schedule 4 Indicative Selling Price \$560,000 Median House Price Year ending June 2018: \$712,500

Comparable Properties

	34 Forest St WOODEND 3442 (VG) 	Agent Comments
	Price: \$577,500 Method: Sale Date: 23/01/2018 Rooms: - Property Type: Land	
<u>11.21</u>	21 Brooke St WOODEND 3442 (REI)	Agent Comments
	Method: Private Sale Date: 30/06/2018 Rooms: - Property Type: Land Land Size: 990 sqm approx	

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REIV

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