# 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

12 Lilley Court, Woodend Vic 3442

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	consumer.vic.gov.au/underquoting
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Single price \$1,425,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Woodend
Period - From	to		So	ource		

## 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 18 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	8 Heffernan Ct WOODEND 3442	\$1,255,000	30/04/2024
2	5 Nutfield CI WOODEND 3442	\$1,385,000	26/04/2024
3	1/26 Goldies La WOODEND 3442	\$1,440,000	02/11/2023

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 18 months.

This Statement of Information was prepared on:

12/11/2024 15:43

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



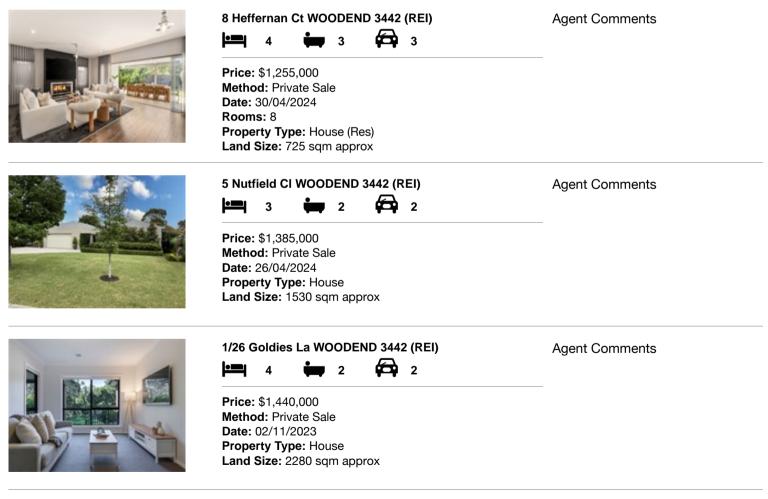






**Property Type:** Land **Land Size:** 1071 sqm approx Agent Comments Indicative Selling Price \$1,425,000 No median price available

# **Comparable Properties**



Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611



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