

# RT Edgar

## STATEMENT OF INFORMATION

8 November 2018

### Property offered for sale

1 Gordon Court, Woodend, 3442

### Indicative selling price

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

Range  
between \$970,000 & \$1,025,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$655,000	House	X	Unit	Suburb or locality	Woodend
Period - From	August 2017	to	August 2018	Source	Realestate.com	

### Comparable property sales

**A.** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Woodend estate agent and Rick Lander consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 12 Ballymoyer Mews, Woodend	\$1,000,000	28/11/2017
<b>2</b> 155 High Street, Woodend	\$1,035,000	3/12/2017
<b>3</b> 12 Carlisle Street, Woodend	\$1,015,000	16/09/2017