

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 and postcode 3/1 Brooke Street, Woodend, VIC 3442

Indicative selling price

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

Price Range \$595,000 & \$635,000

Median sale price

Median price \$950,000 Property Type Apartment Suburb Woodend (3442)

Period - From 30/06/2022 to 01/07/2023 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
3/40 URQUHART STREET, WOODEND VIC 3442	\$675,000	04/06/2023
8/16 CORINELLA ROAD, WOODEND VIC 3442	\$695,000	29/03/2023
1/1 BROOKE STREET, WOODEND VIC 3442	\$630,000	14/11/2022

This Statement of Information was prepared on: 18/09/2023