

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

CA 58 & 58A Cnr Woolshed Flat & Eucy Roads, Woolshed Flat Vic 3518

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$67,000

Median sale price

Median price \$ N/A

Property type Land

Suburb Woolshed Flat

Period - From to Source Realestate.com.au

(Median Price-N/A=) Important advice about the median sale price: 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 47A (2) (b) of the Estate Agents Act 1980.

Comparable property sales

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
Lot 81 Boort road, Wedderburn Vic 3518	\$42,500	30/01/2020
CA 40 Henderson Lane, Woolshed Flat Vic 3518	\$55,000	17/12/2018
Lot 66 Eucy Lane, Korong Vale Vic 3520	\$49,000	05/08/2019

This Statement of Information was prepared on: 3rd March 2020