



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

4 Pine Close, Woodend Vic 3442

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$750,000

House

X

Unit

Suburb or locality

Woodend

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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 eighteen 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
1	26 Morris Rd WOODEND 3442	\$595,000	18/07/2018
2	11 Peter Godden Dr WOODEND 3442	\$510,000	17/03/2018
3	33 Anslow St WOODEND 3442	\$507,000	14/07/2018

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.~~