



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1058 Black Forest Drive,
WOODEND 3442

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$750,000 - \$820,000

Median sale price

Median **House** for **WOODEND** for period **Oct 2016 - Sep 2017**

Sourced from **PRICEFINDER**.

\$585,000

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 the most comparable to the property for sale.

31 HIGH STREET ,
WOODEND 3442

Price **\$757,500** Sold 02
September 2017

92 HOBURD DRIVE,
WOODEND 3442

Price **\$800,000** Sold 11
August 2017

63 SPENCER ROAD ,
WOODEND 3442

Price **\$860,000** Sold 12 May
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

Contact agents



Robert Hall
Raine and Horne

03 5428 4007
0419 388 778
robert.hall@rh.com.au

Raine & Horne
615 BOTTLE VIC 3457