



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**27 Byrnes Road,  
WOODSIDE 3874**

### Indicative selling price

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

**Single price \$297,000**

### Median sale price

Median **House** for **woodside** for period **Jul 2016 - Jun 2017**

Sourced from **pricefinder**.

**\$335,000**

### 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.

<b>19 BYRNES ROAD,</b> Woodside 3874	<b>Price \$335,000</b> Sold 30 August 2016
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<b>59 SEAWARD STREET,</b> McLOUGHLINS BEACH 3874	<b>Price \$300,000</b> Sold 23 November 2016
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<b>31 Seaward Street,</b> McLoughlins Beach 3874	<b>Price \$200,000</b> Sold 09 November 2016
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### 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.

House



4 beds



1 baths



2 parking

### Contact agents



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