



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**9 Anne Road,  
WOODEND 3442**

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$500,000 - \$520,000**

### Median sale price

Median **House** for **WOODEND** for period **Oct 2017 - Aug 2018**

Sourced from **Realestate.com**.

**\$650,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**11 Peter Godden Drive,**  
Woodend 3442

**Price \$510,000** Sold 17  
March 2018

**35 Stewart Drive,**  
Woodend 3442

**Price \$532,500** Sold 19  
October 2017

**11 Savages Lane,**  
Woodend 3442

**Price \$500,000** Sold 12 May  
2018

### 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 Realestate.com.

### Raine & Horne Gisborne

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### Contact agents



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**Raine&Horne.**