## 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

5 Nutfield Close, Woodend Vic 3442

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,395,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Woodend
Period - From	to		Sou	urce		

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2 Honeysuckle La WOODEND 3442	\$1,460,000	21/10/2023
2	1/26 Goldies La WOODEND 3442	\$1,440,000	02/11/2023
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

16/04/2024 12:05

\* 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 47AF (2)(b) of the Estate Agents Act 1980.





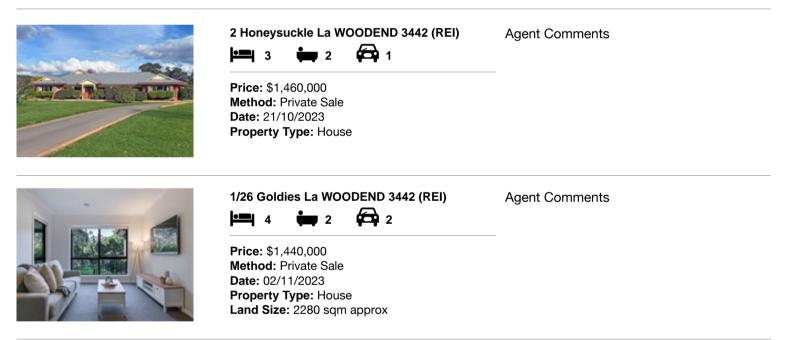




**Property Type:** Agent Comments John Keating (03) 5427 2999 0419 880 444 john@keatings.com.au

Indicative Selling Price \$1,475,000 No median price available

# **Comparable Properties**



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.

Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611





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