



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

15 Stuart Drive, Woodend

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$660,000

or range between \$

&

\$

Median sale price

Median price \$832,500

Property type House

Suburb Woodend

Period - From 1 Sept 2018

to

4 Sept 2019

Source RealEstate.com

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 18 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 11 Winlaton Way, Wooded	\$707,000	20 Aug 2019
2 27 Rodney Drive, Woodend	\$750,000	1 Aug 2019
3 37 South Road, Woodend	\$638,000	9 Jul 2019

This Statement of Information was prepared on: 18 Sept 2019