

## 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 and  
postcode

21 CILMERY CRESCENT WOODFORD VIC 3281

### Indicative selling price

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

Single Price

or range  
between

\$1,325,000

&

\$1,425,000

### Median sale price

**Important advice about the median sale price:** 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*.

### 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

17 CILMERY CRESCENT WOODFORD VIC 3281	\$1,350,000	21-Dec-23
19 TUDDYS LANE SOUTHERN CROSS VIC 3283	\$1,394,000	02-Dec-24
62 MERRI VIEW ROAD WOODFORD VIC 3281	\$1,175,000	28-Jun-24

OR

**B\*** ~~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 18 months.~~

This Statement of Information was prepared on: 11 February 2025



**17 CILMERY CRESCENT  
WOODFORD VIC 3281**

4 2 6

Sold Price **\$1,350,000** Sold Date **21-Dec-23**

Distance **0.13km**



**19 TUDDYS LANE SOUTHERN  
CROSS VIC 3283**

4 2 4

Sold Price <sup>RS</sup> **\$1,394,000** Sold Date **02-Dec-24**

Distance **7.42km**



**62 MERRI VIEW ROAD  
WOODFORD VIC 3281**

4 2 8

Sold Price **\$1,175,000** Sold Date **28-Jun-24**

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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