

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

45 Old Lancefield Road, Woodend 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 and \$770,000

Median sale price

Median Price \$582,000 Suburb or locality Woodend Property Type House

Period - From 03/08/2016 to 03/08/2017 Source Pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Gisborne estate agents and Rhys Nuttall consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
36 Tree Change Way, Woodend	\$755,000	14/07/2017
29 Old Lancefield Road, Woodend	\$707,500	15/05/2017
3 Old Lancefield Road, Woodend	\$845,000	25/05/2017

