



Section 47AF of the Estate Agents Act 1980

## Statement of Information

Address of Property Offered for Sale

**31 High Street, Woodend**

### Indicative Selling Price

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

**Auction - Reserve Price \$685,000**

The **Median Sale Price** for the period from 01/04/2017 to 30/06/2017 for houses in Woodend is \$695,000 – Source REIV

### Comparable Property Sales Data

These are the properties sold within 5 kilometres of the property for sale in the last eighteen 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. 56 Urquhart Street, Woodend Vic	\$695,000	March 2016
2. 29 Old Lancefield Road, Woodend Vic	\$707,500	May 2017
3. 27 Anne Road, Woodend Vic	\$625,000	July 2016