

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 57 Garner Quadrant, Woodend

Indicative selling price

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

Single price \$1,150,000

or range between

&

Median sale price

Median price \$996,000

Property type House

Suburb Woodend

Period - From October 2023

to

September 2024

Source Realestate.com.au

Comparable property sales

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
43 Andrew Avenue, Woodend	\$1,180,000	15/10/2024
95 Strathclyde Crescent, Woodend	\$1,070,000	11/05/2024
24 Hoburd Drive, Woodend	\$1,180,000	28/06/2024

This Statement of Information was prepared on: 31 October 2024