

## 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 66 Strathclyde Crescent, Woodend

### Indicative selling price

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

Single price \$850,000

or range between

&

### Median sale price

Median price \$965,000

Property type House

Suburb Woodend

Period - From January 2024

to

December 2024

Source Realestate.com.au

### Comparable property sales

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: 28<sup>th</sup> January 2025