

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 or locality and postcode

| |
|--|
| 107 Clarkes Lane, Woodend North, Victoria 3442 |
|--|

Indicative selling price

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

\$3,500,000

or range between

&

Median sale price

Median price

\$1,280,000

Property type

House

Suburb

Woodend North

Period - From

Oct 2023

to

Sept 2024

Source

Pricefinder

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 |
|---------------------------------|-------------|--------------|
| 1. 102 Donovans Road, Woodend | \$3,100,000 | 19/04/2024 |
| 2. 7 Shirley Park Lane, Woodend | \$3,000,000 | 20/02/2023 |
| 3. 1 Waterworks Road, Woodend | \$2,000,000 | 21/11/2023 |

This Statement of Information was prepared on: 14 October 2024