

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

18 Carlisle Street, Woodend

Indicative selling price

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

or range between

\$1,200,000

&

\$1,300,000

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

8 Scotia Place, Woodend	\$1,100,000	25/05/2023
4 Thomas Court, Woodend	\$1,250,000	11/12/2023
44 Davy Street, Woodend	\$1,140,000	27/11/2023

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: 1 November 2024