

# 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

4 Nutfield Close, Woodend

### Indicative selling price

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

or range between

\$1,295,000

&

\$1,370,000

### Median sale price

Median price

\$955,000

Property type

House

Suburb

Woodend

Period - From

April 2024

to

March 2025

Source

Realestate.com

### 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:

11 April 2025