

3/6 Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

718 Tylden-Woodend Road, Woodend

**Indicative selling price**

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

\$3,300,000

&

**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**

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: 24 October 2024