

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

6 Stephens Street, Woodend

Indicative selling price

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

Price Range \$ 850,000 & \$ 890,000

Suburb house median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$ 800,000	House	Suburb	Woodend	
Period - From	June 2018	to	June 2019	Source	Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Ray Cashmore consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 13 Jones Court, Woodend	\$ 810,000	17/5/2019
2 5 Liley Court, Woodend	\$ 865,000	19/3/2019
3 7 Rodney Drive, Woodend	\$ 875,000	23/8/2019

Date prepared on **23/7/2019**