

RT Edgar

STATEMENT OF INFORMATION

28 August 2019

Property offered for sale

12 Yalonga Road, Woodend

Indicative selling price

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

Single Price \$850,000

Median sale price

Median price	\$792,500	House	X	Unit	Suburb or locality	Woodend
Period - From	August 2018	to	August 2019	Source	Pricefinder	

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 Beverley Higgs consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 69 Strathclyde Crescent, Woodend	\$886,000	July 2019
2 33 Strathclyde Crescent, Woodend	\$870,000	February 2019
3 80 Donalds Road, Woodend	\$900,000	April 2019