

RT Edgar

STATEMENT OF INFORMATION

16 September 2019

Property offered for sale

19 Anne Road, Woodend, 3442

Indicative selling price

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

Single price \$640,000

Median sale price

| | | | | | | |
|---------------|-----------|-------|-----------|--------|--------------------|---------|
| Median price | \$792,500 | House | X | Unit | Suburb or locality | Woodend |
| Period - From | July 2018 | to | June 2019 | Source | REIV | |

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Woodend estate agent and Paul Bohan consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---------------------------------|-----------|--------------|
| 1 17 Tennyson Street, Woodend | \$640,000 | 23/08/2018 |
| 2 19 Rodney Street, Woodend | \$600,000 | 5/03/2019 |
| 3 7 Peter Godden Drive, Woodend | \$610,000 | 13/02/2019 |

Date prepared on 16th September, 2019