

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

23 Ballymoyer Mews, Woodend

### Indicative selling price

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

Range between \$990,000 & \$1,050,000

### Suburb house median sale price

Median price \$792,500 House X Suburb 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 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 7 Noonan Grove, Woodend	\$975,000	May 2019
2 3 Ballymoyer Mews, Woodend	\$1,025,000	August 2018
3 3 Glens Court, Woodend	\$985,000	March 2018

Date prepared on 16<sup>th</sup> September, 2019