

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

|                               |                                            |
|-------------------------------|--------------------------------------------|
| Address                       |                                            |
| Including suburb and postcode | Lot 18 Trenchard Street, Woodend, VIC 3442 |

Indicative selling price

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

|              |           |
|--------------|-----------|
| Single Price | \$755,000 |
|--------------|-----------|

Median sale price

|               |            |               |             |        |                |
|---------------|------------|---------------|-------------|--------|----------------|
| Median price  | \$970,000  | Property Type | Vacant Land | Suburb | Woodend (3442) |
| Period - From | 01/01/2023 | to            | 31/01/2024  | Source | Corelogic      |

Comparable property sales

B 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: | 19/02/2024 |
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