

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42A Davy Street, Woodend Vic 3442

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$865,000

Property Type House

Suburb Woodend

Period - From 01/10/2020

to 31/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Edna Walling Blvd WOODEND 3442	\$1,311,000	13/11/2020
2	21b Brooke St WOODEND 3442	\$1,175,000	14/03/2021
3	21a Brooke St WOODEND 3442	\$1,175,000	17/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/03/2021 08:08