

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

131 MONASH DRIVE, WOORINEN NORTH, VIC 3589

### Indicative selling price

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

Single Price: \$420,000

### Median sale price

Median price

Property type

Suburb

Period

Source

House

WOORINEN NORTH

01 October 2022 to 30 September 2023

pricefinder

### Comparable property sales

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: 17/10/2023