

# 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 or locality and postcode

7 Beaumont Place, Woodend, 3442

### Indicative selling price

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

or range between \$1,250,000 & \$1,350,000

### Median sale price

Median price

\$972,500

Property type

House

Suburb

Woodend

Period - From

September  
2022

to

August 2023

Source

Realestate.com.au

### 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: 6<sup>th</sup> September 2023