

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

8 Scotia Place, Woodend, Victoria 3442
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Indicative selling price

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

	or range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,100,000	Property type	House	Suburb	Woodend
Period - From	Apr 2023	to	Mar 2024	Source	Pricefinder

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 60 Stuart Drive, Woodend	\$1,155,000	06/07/2023
2. 2 Scotia Place, Woodend	\$1,400,000	25/07/2022
3. 53 Stuart Drive, Woodend	\$1,420,000	20/02/2023

This Statement of Information was prepared on: 16 April 2024