

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**"LAS SERENA" 361 REIDS WAY,**

 4  2  4

**Indicative Selling Price**

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

**Single Price: \$660,000**

## MEDIAN SALE PRICE



**WOORAGEE, VIC, 3747**

Suburb Median Sale Price (House)

**\$490,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**18 RYAN RD, BEECHWORTH, VIC 3747**

 4  2  4

Sale Price

**\$710,000**

Sale Date: 09/03/2018

Distance from Property: 9.2km



**1532 DIFFEY RD, BEECHWORTH, VIC 3747**

 4  2  1

Sale Price

**\$725,000**

Sale Date: 04/11/2017

Distance from Property: 7.3km



**24 NEWBOUND LANE, BEECHWORTH, VIC**

 4  2  3

Sale Price

**\$650,000**

Sale Date: 06/10/2017

Distance from Property: 5.7km



This report has been compiled on 15/05/2018 by Indigo Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

"LAS SERENA" 361 REIDS WAY, WOORAGEE, VIC 3747

### Indicative selling price

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

Single Price:

\$660,000

### Median sale price

Median price

\$490,000

House

Unit

Suburb

WOORAGEE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

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
18 RYAN RD, BEECHWORTH, VIC 3747	\$710,000	09/03/2018
1532 DIFFEY RD, BEECHWORTH, VIC 3747	\$725,000	04/11/2017
24 NEWBOUND LANE, BEECHWORTH, VIC 3747	\$650,000	06/10/2017