

## 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 20 Beaumont Place, Woodend

### Indicative selling price

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

Single price  or range between  \$925,000 &  \$995,000

### Median sale price

Median price  \$920,000

Property type  House

Suburb  Lancefield

Period - From  July 2024

to

June 2025

Source  Realestate.com.au

### 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
16 Beaumont Place, Woodend	\$1,020,000	26/06/2025
8 Sproule Place, Woodend	\$1,125,000	30/05/2025
10 Sproule Place, Woodend	\$1,020,000	30/04/2025

This Statement of Information was prepared on:  16<sup>th</sup> July 2025