

## STATEMENT OF INFORMATION - Section 47AF of the Estate Agents Act 1980

Property offered for sale:

**10 Tributary Way, Woodend**

Indicative Selling Price: \$950,000 - \$975,000

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

Median Sale Price: \$926,250

Property Type: House

Suburb: Woodend

Source: APM Pricefinder

Period from : 01/02/2021 to 31/01/2022



Address of Comparable Property Sales:	Price	Date of Sale
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The agent reasonably believes that fewer than three truly comparable properties  
have been sold during the prescribed period

*This Statement of Information was prepared on:* 09/02/2022

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*Whilst all property information is provided in good faith, it is derived from a number of sources  
and is subject to change. All figures and dimensions are estimates.*

*Potential purchasers to complete appropriate due diligence and verify all information.*

*Kennedy & Hunt Real Estate takes no responsibility for any inaccuracies or errors contained therein.*