Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e				
Address Including suburb and postcode	30 SCOTT STREET WOODS POINT VIC 3723				
Indicative selling price					
For the meaning of this price	e see consumer.vic.gov.	au/underquoting (*Dele	ete single price or r	ange as ap	plicable)
Single Price	\$275,000	or range between		&	
Median sale price					
Important advice about the ninformation providing median sale is situated, and our sale 47AF (2)(b) of the Estate Ag Comparable property sale	n sale prices of resident es records (if any), did n ents Act 1980.	ial property in the subu ot provide a median sa	rb or locality in whi le price that met th	ch the prop	erty offered for
A* These are the three p	properties sold within five the representative considerations to the representative consideration to the representative considerative consideration to the representative considerative consider	e kilometres of the pro	, perty for sale in the		onths that the
Address of comparable property			Price		e of sale
OR					

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: 29 October 2025



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