

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale **11 BYRNES ROAD, WOODSIDE BEACH 3874**

#### Indicative selling price

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

**Single price \$330,000**

#### Median sale price

Median **House** for **WOODSIDE BEACH** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$335,000**

#### 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 the most comparable to the property for sale.

**19 Byrnes Road,**  
Woodside Beach 3874

**Price \$422,000** Sold 15  
September 2018

**27 Byrnes Road,**  
Woodside Beach 3874

**Price \$295,000** Sold 01  
February 2018

**13 Byrnes Road,**  
Woodside Beach 3874

**Price \$300,000** Sold 09 July  
2019

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



2 parking

#### Elders Real Estate Yarram

266 Commercial Road,  
Yarram VIC 3971

#### Contact agents



**Elders Yarram**  
Elders

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