

# 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  
Including suburb or  
locality and postcode

1 Clover Tree Circuit, Woodend Vic 3442

### Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

### Median sale price

Median price \$950,000 Property Type House Suburb Woodend

Period - From 01/10/2022 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	4 Templeton St WOODEND 3442	\$1,260,000	01/12/2023
2	44 Davy St WOODEND 3442	\$1,140,000	27/11/2023
3	6 Heffernan Ct WOODEND 3442	\$1,100,000	29/07/2023

**OR**

~~**B\*** 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:

11/12/2023 09:44



**Rooms:** 9

**Property Type:** Land

**Land Size:** 829 sqm approx

Agent Comments

## Comparable Properties



**4 Templeton St WOODEND 3442 (REI)**

Agent Comments



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** House

**Land Size:** 500 sqm approx



**44 Davy St WOODEND 3442 (REI)**

Agent Comments



**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 745 sqm approx



**6 Heffernan Ct WOODEND 3442 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 29/07/2023

**Property Type:** House

**Land Size:** 945 sqm approx