

# 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 Tributary Way, 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

\$900,000

&

\$950,000

### 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	16 Jones Ct WOODEND 3442	\$980,000	02/02/2023
2	29 Washington La WOODEND 3442	\$975,000	17/03/2023
3	4 Tributary Way WOODEND 3442	\$907,500	30/03/2023

**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:

11/01/2024 10:03

1 Tributary Way, Woodend Vic 3442

**Jellis  
Craig**

Leanne Pearman  
03 5427 2800  
0400 947 799

leannepearman@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

Year ending September 2023: \$950,000



 4  2  2

**Rooms:** 8

**Property Type:** House

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties

**16 Jones Ct WOODEND 3442 (VG)**

Agent Comments

 4  -  -

**Price:** \$980,000

**Method:** Sale

**Date:** 02/02/2023

**Property Type:** House (Res)

**Land Size:** 750 sqm approx

**29 Washington La WOODEND 3442 (VG)**

Agent Comments

 5  -  -

**Price:** \$975,000

**Method:** Sale

**Date:** 17/03/2023

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**4 Tributary Way WOODEND 3442 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$907,500

**Method:** Private Sale

**Date:** 30/03/2023

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.