

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

10 Dafter Road, Woodend Vic 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,175,000

&

\$1,250,000

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	67 Shannon Ct WOODEND 3442	\$1,320,000	27/04/2023
2	22 Strathclyde Cr WOODEND 3442	\$1,191,000	05/06/2023
3	4 Hoburd Dr WOODEND 3442	\$1,120,000	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:

15/11/2023 13:21



Rooms: 9
Property Type: House
Land Size: 18869 sqm approx
Agent Comments

Indicative Selling Price

\$1,175,000 - \$1,250,000

Median House Price

Year ending September 2023: \$950,000

Comparable Properties



67 Shannon Ct WOODEND 3442 (VG)

Agent Comments



Price: \$1,320,000
Method: Sale
Date: 27/04/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 17400 sqm approx



22 Strathclyde Cr WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,191,000
Method: Private Sale
Date: 05/06/2023
Property Type: House
Land Size: 16187.44 sqm approx



4 Hoburd Dr WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 12140.58 sqm approx