

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	18/1849 Mount Macedon Rd WOODEND 3442	\$760,000	27/04/2023
2	70 Gemlife/1849 Mount Macedon Rd WOODEND 3442	\$750,000	20/09/2023
3	74/1849 Mount Macedon Rd WOODEND 3442	\$740,000	08/12/2023

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:

100/1849 Mount Macedon Road, Woodend Vic 3442

**Jellis
Craig**

Kerryn Wildenburg
03 5427 2800
0420 473 041

kerrynwildenburg@jellisrcraig.com.au

Indicative Selling Price

\$790,000 - \$830,000

Median House Price

Year ending December 2023: \$1,055,000



Property Type:

Agent Comments

Comparable Properties



18/1849 Mount Macedon Rd WOODEND 3442 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 27/04/2023

Property Type: Villa



70 Gemlife/1849 Mount Macedon Rd WOODEND 3442 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 20/09/2023

Property Type: House



74/1849 Mount Macedon Rd WOODEND 3442 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 08/12/2023

Property Type: Villa

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.