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

11 Timber Lane, Woodend Vic 3442

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$910,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,055,000	Pro	operty Type	Hou	ise		Suburb	Woodend
Period - From	01/01/2023	to	31/12/2023		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	42 Woodlea Ct WOODEND 3442	\$935,000	16/08/2023
2	16B Booths La WOODEND 3442	\$925,000	30/03/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

22/02/2024 10:31



11 Timber Lane, Woodend Vic 3442



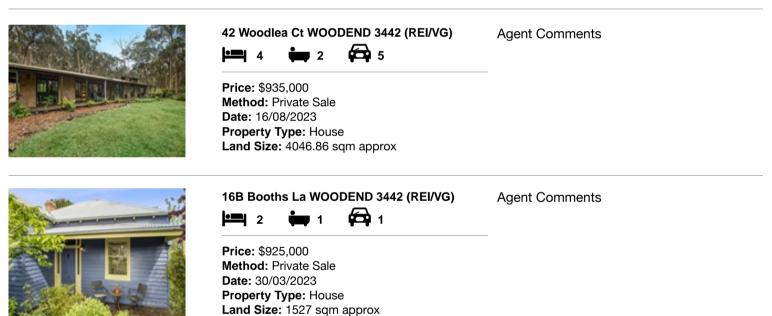




Rooms: 8 Property Type: House (Previously Occupied - Detached) Land Size: 2885 sqm approx Agent Comments Kerryn Wildenburg 03 5427 2800 0420 473 041 kerrynwildenburg@jelliscraig.com.au

Indicative Selling Price \$910,000 - \$950,000 Median House Price Year ending December 2023: \$1,055,000

Comparable Properties



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 eighteen months.

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

propertydata



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