

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 consumer.vic.gov.au/underquoting

Range between

\$910,000

&

\$950,000

Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Woodend

Period - From

01/01/2023

to

31/12/2023

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 eighteen 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	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



Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 2885 sqm approx

Agent Comments

Comparable Properties



42 Woodlea Ct WOODEND 3442 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 16/08/2023

Property Type: House

Land Size: 4046.86 sqm approx



16B Booths La WOODEND 3442 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 30/03/2023

Property Type: House

Land Size: 1527 sqm approx

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.