Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 12 Coach House Boulevard, Woodend Vic 3442

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,050,000		&		\$1,125,000			
Median sale p	rice							
Median price	\$1,055,000	Pro	operty Type	Hou	se		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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	68 Honeysuckle La WOODEND 3442	\$1,125,000	13/10/2022
2	5e Urquhart St WOODEND 3442	\$1,100,000	06/09/2023
3	6 Heffernan Ct WOODEND 3442	\$1,100,000	29/07/2023

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:

05/02/2024 10:45









Rooms: 10 Property Type: House Land Size: 650 sqm approx Agent Comments Leanne Pearman 03 5427 2800 0400 947 799 leannepearman@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,125,000 Median House Price Year ending December 2023: \$1,055,000

Comparable Properties



68 Honeysuckle La WOODEND 3442 (REI/VG) Agent Comments



Price: \$1,125,000 Method: Private Sale Date: 13/10/2022 Property Type: House Land Size: 886 sqm approx

5e Urquhart St WOODEND 3442 (VG)

Agent Comments



Price: \$1,100,000 Method: Sale Date: 06/09/2023 Property Type: House (Res) Land Size: 321 sqm approx



6 Heffernan Ct WOODEND 3442 (REI/VG)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 29/07/2023 Property Type: House Land Size: 945 sqm approx

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





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