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

154 High Street, Woodend Vic 3442

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$950,000	Pro	operty Type	Hous	se		Suburb	Woodend
Period - From	01/10/2022	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	71 Quarry Rd WOODEND 3442	\$1,100,000	08/07/2023
2	18 Noonan Gr WOODEND 3442	\$1,049,000	01/07/2023
3	12 Templeton St WOODEND 3442	\$1,040,000	31/08/2023

OR

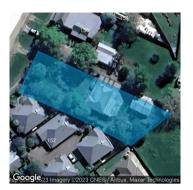
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

03/11/2023 16:38





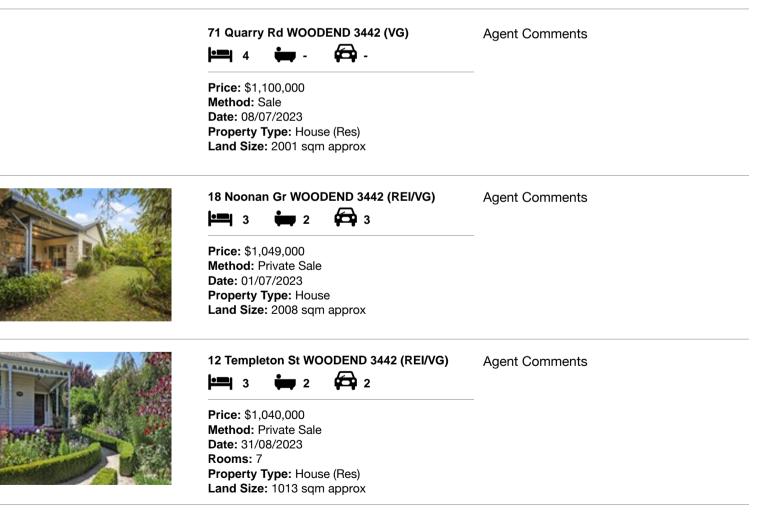




Rooms: 6 Property Type: House Land Size: 1333 sqm approx Agent Comments Leanne Pearman 03 5427 2800 0400 947 799 leannepearman@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending September 2023: \$950,000

Comparable Properties



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





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