

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 consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$950,000 Property Type House Suburb Woodend

Period - From 01/10/2022 to 30/09/2023 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

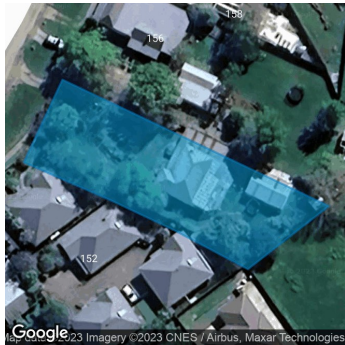
	Address of comparable property	Price	Date of sale
1	71 Quarry Rd WOODEND 3442	\$1,100,000	08/07/2023
2	18 Noonan Gr WOODEND 3442	\$1,049,000	01/07/2023
3	12 Templeton St WOODEND 3442	\$1,040,000	31/08/2023

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

Comparable Properties

71 Quarry Rd WOODEND 3442 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 2001 sqm approx



18 Noonan Gr WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,049,000

Method: Private Sale

Date: 01/07/2023

Property Type: House

Land Size: 2008 sqm approx



12 Templeton St WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 31/08/2023

Rooms: 7

Property Type: House (Res)

Land Size: 1013 sqm approx