

# 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

16 Washington Lane, Woodend Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

### Median sale price

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

Period - From 01/07/2022 to 30/06/2023 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	32 Washington La WOODEND 3442	\$805,000	04/04/2023
2	31 Old Lancefield Rd WOODEND 3442	\$800,000	03/02/2023
3	12 Anne Rd WOODEND 3442	\$765,000	11/08/2022

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:

02/08/2023 09:26



3   1   2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$820,000  
**Median House Price**  
 Year ending June 2023: \$950,000

## Comparable Properties



**32 Washington La WOODEND 3442 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 04/04/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



**31 Old Lancefield Rd WOODEND 3442 (REI/VG)**   [Agent Comments](#)

4   2   2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 03/02/2023  
**Property Type:** House  
**Land Size:** 814 sqm approx



**12 Anne Rd WOODEND 3442 (VG)**   [Agent Comments](#)

1   -   -

**Price:** \$765,000  
**Method:** Sale  
**Date:** 11/08/2022  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx

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