

# 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

Unit 2, 1891 Mount Macedon Road, Woodend
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### Indicative selling price

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

\$475,000

or range between

&

### Median sale price

Median price

\$1,049,000

Property type

House

Suburb

Woodend

Period - From

March 2023

to

February  
2024

Source

Realestate.com.au

### Comparable property sales

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
3/1891 Mount Macedon Road, Woodend	\$340,000	17/8/2023
4/1891 Mount Macedon Road, Woodend	\$475,000	28/2/2024

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: 28 March 2024