

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

2/3 Earnshaw Street, Woodend Vic 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Woodend

Period - From

06/10/2022

to

05/10/2023

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 eighteen 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	1/3 Schaw St WOODEND 3442	\$745,000	25/03/2023
2	1/4 Anslow St WOODEND 3442	\$730,000	22/08/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

06/10/2023 15:41



Rooms: 7

Property Type: Unit

Land Size: 330m2 sqm approx

Agent Comments

Comparable Properties



1/3 Schaw St WOODEND 3442 (REI)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 25/03/2023

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 332 sqm approx



1/4 Anslow St WOODEND 3442 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 22/08/2023

Property Type: House

Land Size: 381 sqm approx

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 eighteen months.