

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

2/4 Anslow Street, Woodend Vic 3442

Indicative selling price

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

Range between \$730,000 & \$770,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Woodend

Period - From 14/12/2022 to 13/12/2023 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	1/3 Schaw St WOODEND 3442	\$745,000	25/03/2023
2	1/4 Anslow St WOODEND 3442	\$730,000	22/08/2023
3	2/3 Earnshaw St WOODEND 3442	\$728,000	28/11/2023

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:

14/12/2023 12:44



Rooms: 7
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median Unit Price

14/12/2022 - 13/12/2023: \$695,000

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



2/3 Earnshaw St WOODEND 3442 (REI)

Agent Comments



Price: \$728,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 330 sqm approx