

# 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

24 Hoburd Drive, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,055,000 Property Type House Suburb Woodend

Period - From 01/01/2023 to 31/12/2023 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	33 Greenwood Gr WOODEND 3442	\$1,336,000	20/01/2023
2	67 Shannon Ct WOODEND 3442	\$1,320,000	27/04/2023
3	66 Garner Qdmt WOODEND 3442	\$1,315,010	14/10/2023

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:

10/04/2024 09:55



**Rooms:** 10  
**Property Type:** House  
**Land Size:** 16187 sqm approx  
Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending December 2023: \$1,055,000

## Comparable Properties



**33 Greenwood Gr WOODEND 3442 (REI/VG)**

Agent Comments



**Price:** \$1,336,000  
**Method:** Private Sale  
**Date:** 20/01/2023  
**Property Type:** House  
**Land Size:** 15000 sqm approx



**67 Shannon Ct WOODEND 3442 (VG)**

Agent Comments



**Price:** \$1,320,000  
**Method:** Sale  
**Date:** 27/04/2023  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 17400 sqm approx



**66 Garner Qdrnt WOODEND 3442 (REI/VG)**

Agent Comments



**Price:** \$1,315,010  
**Method:** Private Sale  
**Date:** 14/10/2023  
**Property Type:** House  
**Land Size:** 16300 sqm approx