

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

25 Noonan Grove, Woodend Vic 3442

Indicative selling price

For the meaning of this price see 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	6 Glens Ct WOODEND 3442	\$1,350,000	10/05/2023
2	9 Washington La WOODEND 3442	\$1,320,000	02/11/2023
3	4 Thomas Ct WOODEND 3442	\$1,250,000	14/11/2023

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:

10/04/2024 10:58



Rooms: 10
Property Type: House
Land Size: 2038 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



6 Glens Ct WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 10/05/2023
Rooms: 10
Property Type: House (Res)
Land Size: 2009 sqm approx



9 Washington La WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 2003 sqm approx



4 Thomas Ct WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 14/11/2023
Rooms: 8
Property Type: House (Res)
Land Size: 2000 sqm approx