

# 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

26 Harpers Road South, Woodend Vic 3442

### Indicative selling price

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

Single price \$950,000

### 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	46 Harpers Rd WOODEND 3442	\$1,070,000	31/03/2023
2	10 Dafter Rd WOODEND 3442	\$1,050,000	23/02/2024
3	2 Woodlea Ct WOODEND 3442	\$955,000	18/01/2023

**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:

21/03/2024 10:21



**Rooms:** 9

**Property Type:** House

**Land Size:** 13078 sqm approx

Agent Comments

## Comparable Properties

**46 Harpers Rd WOODEND 3442 (VG)**

Agent Comments



**Price:** \$1,070,000

**Method:** Sale

**Date:** 31/03/2023

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 14500 sqm approx



**10 Dafter Rd WOODEND 3442 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** House

**Land Size:** 18900 sqm approx

**2 Woodlea Ct WOODEND 3442 (VG)**

Agent Comments



**Price:** \$955,000

**Method:** Sale

**Date:** 18/01/2023

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 16189 sqm approx