

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3A Campaspe Drive, Woodend Vic 3442

Indicative selling price

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

Range between \$749,000 & \$769,000

Median sale price

Median price \$1,040,000 Property Type House Suburb Woodend

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Rodney Dr WOODEND 3442	\$770,000	25/01/2024
2	2/4 Anslow St WOODEND 3442	\$730,000	19/02/2024
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 two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/05/2024 11:42

3A Campaspe Drive, Woodend Vic 3442

**Jellis
Craig**

Kerryn Wildenburg
03 5427 2800
0420 473 041

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2 2 2

Rooms: 4
Property Type: House
Land Size: 499 sqm approx
Agent Comments

Indicative Selling Price

\$749,000 - \$769,000

Median House Price

Year ending March 2024: \$1,040,000

Comparable Properties



1 Rodney Dr WOODEND 3442 (REI/VG)

Agent Comments

3 2 -

Price: \$770,000
Method: Private Sale
Date: 25/01/2024
Property Type: House
Land Size: 795 sqm approx



2/4 Anslow St WOODEND 3442 (REI/VG)

Agent Comments

3 2 1

Price: \$730,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 317 sqm approx



2/3 Earnshaw St WOODEND 3442 (REI)

Agent Comments

3 2 1

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

Account - Jellis Craig | P: 0354272800 | F: 0354272811



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