# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	6/43 High Street, Woodend Vic 3442
Including suburb or	-
locality and postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,200,000
---------------------------	---	-------------

### Median sale price

Median price	\$955,000	Pro	perty Type	House		Suburb	Woodend
Period - From	01/04/2024	to	31/03/2025		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	21a Brooke St WOODEND 3442	\$1,200,000	08/04/2025
2	17 Brewster St WOODEND 3442	\$1,130,000	02/04/2025
3			

#### 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 eighteen months.

This Statement of Information was prepared on:	22/05/2025 12:54



Date of sale



Leanne Pearman 03 5427 2800 0400 947 799 leannepearman@jelliscraig.com.au

**Indicative Selling Price** \$1,150,000 - \$1,200,000 **Median House Price** Year ending March 2025: \$955,000

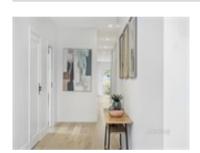


Rooms: 7

Property Type: House Land Size: 380 sqm approx

**Agent Comments** 

# Comparable Properties



21a Brooke St WOODEND 3442 (REI)



**Agent Comments** 

Price: \$1,200,000 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 494 sqm approx



17 Brewster St WOODEND 3442 (REI/VG)

2



Agent Comments

Price: \$1,130,000 Method: Private Sale Date: 02/04/2025 Property Type: House Land Size: 349 sqm approx

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 eighteen months.

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.