

# 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

6 Robert Road, Woodend

### Indicative selling price

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

or range between

\$1,440,000

&

\$1,500,000

### Median sale price

Median price

\$977,500

Property type

House

Suburb

Woodend

Period - From

November  
2022

to

October  
2023

Source

Realestate.com.au

### Comparable property sales

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
1666 Mount Macedon Road, Woodend	\$1,480,000	21/10/2023
620 Ashbourne Road, Woodend	\$1,375,000	31/01/2023
47 Whitelodge Road, Woodend	\$1,650,000	10/01/2023

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: 16 November 2023