

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 95 Strathclyde Crescent, 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 \$1,095,000 & \$1,195,000

Median sale price

Median price \$1,195,000 Property Type House Suburb Woodend

Period - From 01/10/2023 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.

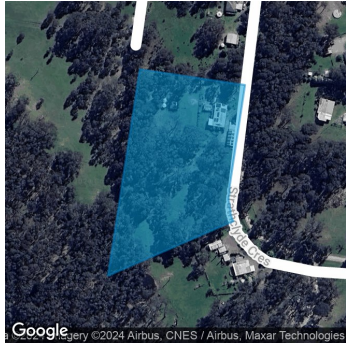
	Address of comparable property	Price	Date of sale
1	15 Roxanne Ct WOODEND 3442	\$1,200,000	20/12/2023
2	22 Strathclyde Cr WOODEND 3442	\$1,191,000	05/06/2023
3	36 Greig Ct WOODEND 3442	\$1,175,000	19/10/2022

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: 05/03/2024 09:34

95 Strathclyde Crescent, Woodend Vic 3442



Property Type: House (Previously Occupied - Detached)

Land Size: 2 sqm approx

Agent Comments

Indicative Selling Price

\$1,095,000 - \$1,195,000

Median House Price

December quarter 2023: \$1,195,000

Comparable Properties



15 Roxanne Ct WOODEND 3442 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 20/12/2023

Rooms: 8

Property Type: House (Res)

Land Size: 960 sqm approx



22 Strathclyde Cr WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,191,000

Method: Private Sale

Date: 05/06/2023

Rooms: 6

Property Type: House (Res)

Land Size: 16187.43 sqm approx



36 Greig Ct WOODEND 3442 (REI/VG)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 19/10/2022

Property Type: House

Land Size: 16200 sqm approx

Account - Harkin Estate Agents



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