

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 and
postcode

17 BARBARA STREET WOODEND VIC 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Woodend

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

2 CORINELLA ROAD WOODEND VIC 3442	\$870,000	09-Jan-23
13 TENNYSON STREET WOODEND VIC 3442	\$880,000	08-Sep-22
21 OLD LANCEFIELD ROAD WOODEND VIC 3442	\$850,000	01-Feb-23

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: 10 March 2023


2 CORINELLA ROAD WOODEND VIC 3442
 3  1  2

Sold Price

\$870,000

Sold Date

09-Jan-23

Distance

2.51km

13 TENNYSON STREET WOODEND VIC 3442
 3  2  2

Sold Price

\$880,000

Sold Date

08-Sep-22

Distance

1.59km

21 OLD LANCEFIELD ROAD WOODEND VIC 3442
 3  2  2

Sold Price

\$850,000

Sold Date

01-Feb-23

Distance

0.63km

14 DOYESWOOD DRIVE WOODEND VIC 3442
 3  2  2

Sold Price

\$900,000

Sold Date

08-Dec-22

Distance

3.16km

18 HIGH STREET WOODEND VIC 3442
 3  2  2

Sold Price

\$870,000

Sold Date

13-May-22

Distance

3.22km

13 PATRICIA WAY WOODEND VIC 3442
 3  2  2

Sold Price

\$885,000

Sold Date

01-Apr-22

Distance

2.96km

RS = Recent sale

UN = Undisclosed Sale

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**7 STUART DRIVE WOODEND VIC
3442**

Sold Price

\$815,000Sold Date **09-Nov-22** 3  2  2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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