

## 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

163 HIGH STREET WOODEND VIC 3442

### Indicative selling price

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

Single Price

or range  
between

\$2,350,000

&

\$2,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

Suburb

Woodend

Period-from

01 Apr 2023

to

31 Mar 2024

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 LADYE PLACE WOODEND VIC 3442	\$2,575,000	23-Dec-21
12 GOLDIES LANE WOODEND VIC 3442	\$2,400,000	15-Nov-22
36 WALKERS ROAD WOODEND VIC 3442	\$2,000,000	20-Apr-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: 24 April 2024



**2 LADYE PLACE WOODEND VIC  
3442**

3 2 8

Sold Price

**\$2,575,000**

Sold Date

**23-Dec-21**

Distance

**1.29km**



**12 GOLDIES LANE WOODEND VIC  
3442**

3 2 2

Sold Price

**\$2,400,000**

Sold Date

**15-Nov-22**

Distance

**1.81km**



**36 WALKERS ROAD WOODEND  
VIC 3442**

4 2 2

Sold Price

**\$2,000,000**

Sold Date

**20-Apr-23**

Distance

**2.64km**

RS = Recent sale

UN = Undisclosed Sale

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