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	1875A MOUNT MACEDON ROAD 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~~		or range between	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Woodend
Period-from	01 Jul 2022	to	30 Jun 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
24 MORRIS ROAD WOODEND VIC 3442	$1,235,000	07-Oct-22
5 SAMUEL COURT WOODEND VIC 3442	$1,200,000	10-May-22
2 GWENDOLINE AVENUE WOODEND VIC 3442	$1,230,000	21-Mar-22

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 July 2023

CONSUMER AFFAIRS VICTORIA

CoreLogic®

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24 MORRIS ROAD WOODEND VIC 3442

🛏 3   🛁 2   🚗 4

Sold Price **$1,235,000**   Sold Date **07-Oct-22**

Distance **0.32km**

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5 SAMUEL COURT WOODEND VIC 3442

🛏 4   🛁 2   🚗 2

Sold Price **$1,200,000**   Sold Date **10-May-22**

Distance **0.8km**

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2 GWENDOLINE AVENUE WOODEND VIC 3442

🛏 4   🛁 2   🚗 2

Sold Price **$1,230,000**   Sold Date **21-Mar-22**

Distance **1.3km**

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15 HIGH STREET WOODEND VIC 3442

🛏 5   🛁 2   🚗 2

Sold Price **$1,300,000**   Sold Date **31-Jan-22**

Distance **1.55km**

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5 LONG COURT WOODEND VIC 3442

🛏 5   🛁 3   🚗 2

Sold Price **$1,250,000**   Sold Date **19-Mar-22**

Distance **1.91km**

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44 HIGH STREET WOODEND VIC 3442

🛏 3   🛁 2   🚗 2

Sold Price **$1,185,000**   Sold Date **19-May-23**

Distance **1.32km**

RS = Recent sale   **UN** = Undisclosed Sale

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14 GWENDOLINE AVENUE WOODEND VIC 3442

🛏 4   🛁 2   🚗 2

Sold Price **$1,250,000**   Sold Date **26-Mar-22**

Distance **1.26km**