

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


24 MORRIS ROAD WOODEND VIC 3442
 3  2  4

Sold Price

\$1,235,000

Sold Date

07-Oct-22

Distance

0.32km

5 SAMUEL COURT WOODEND VIC 3442
 4  2  2

Sold Price

\$1,200,000

Sold Date

10-May-22

Distance

0.8km

2 GWENDOLINE AVENUE WOODEND VIC 3442
 4  2  2

Sold Price

\$1,230,000

Sold Date

21-Mar-22

Distance

1.3km

15 HIGH STREET WOODEND VIC 3442
 5  2  2

Sold Price

\$1,300,000

Sold Date

31-Jan-22

Distance

1.55km

5 LONG COURT WOODEND VIC 3442
 5  3  2

Sold Price

\$1,250,000

Sold Date

19-Mar-22

Distance

1.91km

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**

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Sold Price **\$1,250,000** Sold Date **26-Mar-22**Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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