

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

LOT 6 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Woodend

Period-from

01 Feb 2022

to

31 Jan 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

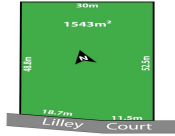
Date of sale

2 LILLEY COURT WOODEND VIC 3442	\$725,000	23-Apr-22
4 HONEYSUCKLE LANE WOODEND VIC 3442	\$820,000	28-May-22
SLATEY CREEK ROAD WOODEND VIC 3442	\$710,000	08-Feb-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: 17 February 2023


2 LILLEY COURT WOODEND VIC 3442

Sold Price

\$725,000

Sold Date

23-Apr-22
 -  -  -

Distance

2.1km

4 HONEYSUCKLE LANE WOODEND VIC 3442

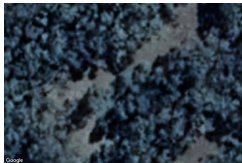
Sold Price

\$820,000

Sold Date

28-May-22
 -  -  -

Distance

3.88km

SLATEY CREEK ROAD WOODEND VIC 3442

Sold Price

\$710,000

Sold Date

08-Feb-22
 -  -  -

Distance

4.32km

RS = Recent sale

UN = Undisclosed Sale

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