

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

131 QUARRY 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Woodend

Period-from

01 Jun 2022

to

31 May 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
12 GWENDOLINE AVENUE WOODEND VIC 3442	\$965,000	25-May-23
11 ROYSTON ROAD WOODEND VIC 3442	\$1,085,000	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 June 2023



24 MORRIS ROAD WOODEND VIC 3442

Sold Price

\$1,235,000

Sold Date

07-Oct-22



3



2



4

Distance

0.63km



12 GWENDOLINE AVENUE WOODEND VIC 3442

Sold Price

^{RS} **\$965,000**

Sold Date

25-May-23



3



2



2

Distance

1.07km



11 ROYSTON ROAD WOODEND VIC 3442

Sold Price

\$1,085,000

Sold Date

20-Apr-23



2



2



2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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