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	23 BLACKMORE 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	$880,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	Property type	House	Suburb	Woodend
Period-from	01 Mar 2022	to	28 Feb 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
13 PATRICIA WAY WOODEND VIC 3442	$885,000	01-Apr-22
14 DOYESWOOD DRIVE WOODEND VIC 3442	$900,000	08-Dec-22
10 FIVE MILE WAY WOODEND VIC 3442	$915,000	23-Nov-21

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: 14 March 2023

BRAD TEAL • woodards

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13 PATRICIA WAY WOODEND VIC 3442

3 2 2

Sold Price **$885,000** Sold Date **01-Apr-22**

Distance **0.97km**

14 DOYESWOOD DRIVE WOODEND VIC 3442

3 2 2

Sold Price **$900,000** Sold Date **08-Dec-22**

Distance **0.59km**

10 FIVE MILE WAY WOODEND VIC 3442

4 2 2

Sold Price **$915,000** Sold Date **23-Nov-21**

Distance **0.6km**

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

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