

# 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 or  
locality and postcode

27 Buckland Street, Woodend Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$795,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 24 Owen St WOODEND 3442           | \$870,000 | 31/08/2023   |
| 2 | 21 Old Lancefield Rd WOODEND 3442 | \$850,000 | 01/02/2023   |
| 3 | 7 Stuart Dr WOODEND 3442          | \$815,000 | 09/11/2022   |

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:

06/03/2023

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$825,000  
**No median price available**

## Comparable Properties



**24 Owen St WOODEND 3442 (REI)**

Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx



**21 Old Lancefield Rd WOODEND 3442 (REI)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 01/02/2023  
**Property Type:** House  
**Land Size:** 1211 sqm approx



**7 Stuart Dr WOODEND 3442 (REI)**

Agent Comments



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 09/11/2022  
**Property Type:** House  
**Land Size:** 791 sqm approx

**Account - Keatings Woodend** | P: 03 5427 2999 | F: 03 5427 1611