

## 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

21 Clover Tree Circuit Woodend VIC 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$378,500

Property type

Land

Suburb

Woodend

Period-from

01 Dec 2019

to

30 Nov 2020

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

23 Clover Tree Circuit Woodend VIC 3442	\$355,000	31-Mar-20
11 Beaumont Place Woodend VIC 3442	\$350,000	11-Jun-20
20B Anslow Street Woodend VIC 3442	\$377,000	20-Feb-20

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: 10 December 2020

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**23 Clover Tree Circuit Woodend VIC 3442**

- 
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Sold Price

**\$355,000**

Sold Date

**31-Mar-20**

Distance

**0.02km**



**11 Beaumont Place Woodend VIC 3442**

- 
 - 
 -

Sold Price

**\$350,000**

Sold Date

**11-Jun-20**

Distance

**0.55km**



**20B Anslow Street Woodend VIC 3442**

4 
 2 
 -

Sold Price

**\$377,000**

Sold Date

**20-Feb-20**

Distance

**1.15km**



**28 Morris Road Woodend VIC 3442**

3 
 2 
 -

Sold Price

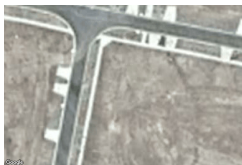
**\$397,500**

Sold Date

**15-Jan-20**

Distance

**1.71km**



**17 Edna Walling Boulevard Woodend VIC 3442**

- 
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Sold Price

**\$365,000**

Sold Date

**03-Sep-19**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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