

## 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

12 Winlaton Way 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

\$920,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,150

Property type

House

Suburb

Woodend

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 19 Washington Lane Woodend VIC 3442 | \$1,280,000 | 22-Mar-21 |
| 9 Stephens Street Woodend VIC 3442  | \$900,000   | 18-Mar-21 |
| 33 Stuart Drive Woodend VIC 3442    | \$895,000   | 13-Apr-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: 15 April 2021

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### 19 Washington Lane Woodend VIC 3442

Sold Price

<sup>RS</sup> **\$1,280,000**

Sold Date

**22-Mar-21**

6 3 2

Distance

**0.23km**



### 9 Stephens Street Woodend VIC 3442

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**18-Mar-21**

4 2 2

Distance

**3.03km**



### 33 Stuart Drive Woodend VIC 3442

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date

**13-Apr-21**

3 2 2

Distance

**3.21km**



### 5 Five Mile Way Woodend VIC 3442

Sold Price

**\$849,000**

Sold Date

**11-Nov-20**

3 2 2

Distance

**0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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