

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

22 RUSSELL AVENUE 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Woodend

Period-from

01 Jan 2022

to

31 Dec 2022

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

17 RODNEY DRIVE WOODEND VIC 3442	\$695,000	24-Aug-21
1 RUSSELL AVENUE WOODEND VIC 3442	\$710,000	19-Sep-22
32 STUART DRIVE WOODEND VIC 3442	\$720,000	05-Sep-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: 31 January 2023

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**17 RODNEY DRIVE WOODEND VIC 3442**

Sold Price

\$695,000

Sold Date

24-Aug-21 3 2 2

Distance

0.17km**1 RUSSELL AVENUE WOODEND VIC 3442**

Sold Price

\$710,000

Sold Date

19-Sep-22 3 1 2

Distance

0.19km**32 STUART DRIVE WOODEND VIC 3442**

Sold Price

\$720,000

Sold Date

05-Sep-21 3 2 1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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