

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

4 HOBURD DRIVE 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

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Land

Suburb

Woodend

Period-from

01 Dec 2021

to

30 Nov 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

103 DONALDS ROAD WOODEND VIC 3442	\$1,305,500	30-Sep-22
33 LOWRY DRIVE WOODEND VIC 3442	\$1,200,000	06-Apr-22
146 ISLAND FARM ROAD WOODEND VIC 3442	\$1,281,000	12-Feb-22

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: 21 December 2022

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103 DONALDS ROAD WOODEND VIC 3442

Sold Price **\$1,305,500** Sold Date **30-Sep-22**

3 2 2

Distance **0.17km**



33 LOWRY DRIVE WOODEND VIC 3442

Sold Price **\$1,200,000** Sold Date **06-Apr-22**

4 2 2

Distance **5.03km**



146 ISLAND FARM ROAD WOODEND VIC 3442

Sold Price **\$1,281,000** Sold Date **12-Feb-22**

3 2 2

Distance **1.75km**

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

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