

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

2/29 Buckland Street, Woodend Vic 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$747,500

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Woodend

Period - From

19/09/2022

to

18/09/2023

Source

REIV

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	2/13 Jeffreys St WOODEND 3442	\$773,000	11/11/2022
2	1/3 Schaw St WOODEND 3442	\$745,000	25/03/2023
3	1/4 Anslow St WOODEND 3442	\$730,000	22/08/2023

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:

19/09/2023 14:11