

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

10 MORRIS ROAD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$977,500

Property type

House

Suburb

Woodend

Period-from

01 May 2023

to

30 Apr 2024

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

154 HIGH STREET WOODEND VIC 3442	\$1,030,000	15-Dec-23
71 QUARRY ROAD WOODEND VIC 3442	\$1,100,000	08-Jul-23
1875A MOUNT MACEDON ROAD WOODEND VIC 3442	\$1,255,000	18-Sep-23

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: 14 May 2024



154 HIGH STREET WOODEND VIC 3442

Sold Price

\$1,030,000

Sold Date

15-Dec-23

 2  2  2

Distance

1.5km



71 QUARRY ROAD WOODEND VIC 3442

Sold Price

\$1,100,000

Sold Date

08-Jul-23

 4  2  2

Distance

0.63km



1875A MOUNT MACEDON ROAD WOODEND VIC 3442

Sold Price

\$1,255,000

Sold Date

18-Sep-23

 4  2  2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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