

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

55 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

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$963,750

Property type

House

Suburb

Woodend

Period-from

01 Mar 2023

to

29 Feb 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

103 DONALDS ROAD WOODEND VIC 3442	\$1,305,500	30-Sep-22
6 ROBERT ROAD WOODEND VIC 3442	\$1,430,000	12-Dec-23
175 MAHONEY'S ROAD WOODEND VIC 3442	\$1,435,000	16-Dec-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: 12 March 2024


**103 DONALDS ROAD WOODEND
VIC 3442**
 4  2  1

Sold Price

\$1,305,500

Sold Date

30-Sep-22

Distance

0.48km

**6 ROBERT ROAD WOODEND VIC
3442**
 3  2  8

Sold Price

\$1,430,000

Sold Date

12-Dec-23

Distance

1.46km

**175 MAHONEYS ROAD WOODEND
VIC 3442**
 4  2  2

Sold Price

\$1,435,000

Sold Date

16-Dec-22

Distance

1.48km

**33 GREENWOOD GROVE
WOODEND VIC 3442**
 3  2  3

Sold Price

\$1,336,000

Sold Date

16-Jan-23

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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