

## 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

51 STUART DRIVE WOODEND VIC 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$780,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Land

Suburb

Woodend

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 HONEYSUCKLE LANE WOODEND VIC 3442	\$820,000	28-May-22
2 LILLEY COURT WOODEND VIC 3442	\$725,000	23-Apr-22
28 TATTERSALL DRIVE KYNETON VIC 3444	\$857,000	11-Nov-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: 24 February 2023



**4 HONEYSUCKLE LANE  
WOODEND VIC 3442**

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Sold Price **\$820,000** Sold Date **28-May-22**

Distance **0.23km**



**2 LILLEY COURT WOODEND VIC  
3442**

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Sold Price **\$725,000** Sold Date **23-Apr-22**

Distance **3.11km**



**28 TATTERSALL DRIVE KYNETON  
VIC 3444**

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Sold Price **\$857,000** Sold Date **11-Nov-22**

Distance **11.39km**



**26 PEARL COURT KYNETON VIC  
3444**

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Sold Price **\$800,000** Sold Date **21-Mar-22**

Distance **10.37km**



**44 TATTERSALL DRIVE KYNETON  
VIC 3444**

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Sold Price **\$850,000** Sold Date **21-Sep-21**

Distance **11.65km**



**46 TATTERSALL DRIVE KYNETON  
VIC 3444**

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Sold Price Sold Date **21-Sep-21**

Distance **11.68km**

RS = Recent sale

UN = Undisclosed Sale

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**98B WEDGE STREET KYNETON  
VIC 3444**

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Sold Price

**\$825,000**

Sold Date

**22-Mar-22**

Distance

**13.42km**



**2 DIANELLA COURT WOODEND  
VIC 3442**

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Sold Price

**\$660,000**

Sold Date

**02-Dec-21**

Distance

**2.94km**



**1 LILLEY COURT WOODEND VIC  
3442**

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  2 
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Sold Price

**\$670,000**

Sold Date

**20-Jan-22**

Distance

**3.09km**



**35 PEARL COURT KYNETON VIC  
3444**

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Sold Price

**\$808,000**

Sold Date

**14-Nov-22**

Distance

**10.53km**

RS = Recent sale

UN = Undisclosed Sale

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