

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

11 Strathclyde Crescent, Woodend Vic 3442

Indicative selling price

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

Range between \$870,000 & \$900,000

Median sale price

Median price \$803,000 Property Type House Suburb Woodend

Period - From 01/07/2020 to 30/09/2020 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	32 Greig Ct WOODEND 3442	\$1,090,000	06/10/2020
2	139 Mahoneys Rd WOODEND 3442	\$988,753	11/02/2020
3	6 Greenwood Gr WOODEND 3442	\$890,000	10/07/2020

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:

20/11/2020 13:16

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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$870,000 - \$900,000

Median House Price

September quarter 2020: \$803,000

Comparable Properties



32 Greig Ct WOODEND 3442 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,090,000

Method: Private Sale

Date: 06/10/2020

Rooms: 10

Property Type: House (Res)

Land Size: 16080 sqm approx



139 Mahoneys Rd WOODEND 3442 (VG)

Agent Comments

 4  -  -

Price: \$988,753

Method: Sale

Date: 11/02/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx



6 Greenwood Gr WOODEND 3442 (VG)

Agent Comments

 4  -  -

Price: \$890,000

Method: Sale

Date: 10/07/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 15000 sqm approx