

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

3/13 Urquhart Street, Woodend Vic 3442

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$701,500

Property Type

Unit

Suburb

Woodend

Period - From

14/03/2023

to

13/03/2024

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	8/16 Corinella Rd WOODEND 3442	\$695,000	06/04/2023
2	2/8 Anslow St WOODEND 3442	\$695,000	25/01/2023
3	3/40 Urquhart St WOODEND 3442	\$675,000	21/04/2023

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:

06/05/2024 8:44 AM

3/13 Urquhart Street, Woodend Vic 3442



John Keating
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Indicative Selling Price
\$695,000

Median Unit Price

14/03/2023 - 13/03/2024: \$701,500



Property Type:

Agent Comments

Comparable Properties



8/16 Corinella Rd WOODEND 3442 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 240 sqm approx



2/8 Anslow St WOODEND 3442 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 25/01/2023

Rooms: 4

Property Type: Unit

Land Size: 524 sqm approx



3/40 Urquhart St WOODEND 3442 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 21/04/2023

Property Type: Unit

Account - Keatings Woodend | P: 03 5427 2999 | F: 03 5427 1611



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