

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

4/1871 MOUNT MACEDON 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

\$595,000

&

\$645,000

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

1 LILLEY COURT WOODEND VIC 3442	\$670,000	20-Jan-22
2 DIANELLA COURT WOODEND VIC 3442	\$660,000	02-Dec-21

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: 03 February 2023

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1 LILLEY COURT WOODEND VIC 3442

Sold Price

\$670,000

Sold Date

20-Jan-22



-



2



-

Distance

1.14km



2 DIANELLA COURT WOODEND VIC 3442

Sold Price

\$660,000

Sold Date

02-Dec-21



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Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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