

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

11 RUSSELL AVENUE 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Woodend

Period-from

01 Oct 2023

to

30 Sep 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

23 RUSSELL AVENUE WOODEND VIC 3442	\$660,000	02-May-24
9 PETER GODDEN DRIVE WOODEND VIC 3442	\$695,000	24-Apr-24
19 BARBARA STREET WOODEND VIC 3442	\$678,000	19-Apr-24

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: 05 October 2024



**23 RUSSELL AVENUE WOODEND
VIC 3442**

3 1 2

Sold Price **\$660,000** Sold Date **02-May-24**

Distance **0.11km**



**9 PETER GODDEN DRIVE
WOODEND VIC 3442**

3 2 2

Sold Price **\$695,000** Sold Date **24-Apr-24**

Distance **1.32km**



**19 BARBARA STREET WOODEND
VIC 3442**

3 2 2

Sold Price **\$678,000** Sold Date **19-Apr-24**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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