

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 BARBARA STREET 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

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

11 BARBARA STREET WOODEND VIC 3442	\$690,000	06-Jan-23
15 MANIFOLD ROAD WOODEND VIC 3442	\$712,500	14-Jul-22
2 ARNOLD COURT WOODEND VIC 3442	\$700,000	02-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: 20 February 2023

Toni Bloodworth-Barker

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E toni@bradtealwoodards.com.au**11 BARBARA STREET WOODEND
VIC 3442** 3  1  1

Sold Price

^{RS} **\$690,000** Sold Date **06-Jan-23**Distance **0.13km****15 MANIFOLD ROAD WOODEND
VIC 3442** 3  1  -

Sold Price

\$712,500 Sold Date **14-Jul-22**Distance **0.32km****2 ARNOLD COURT WOODEND VIC
3442** 4  1  1

Sold Price

^{RS} **\$700,000** Sold Date **02-Nov-22**Distance **0.68km****RS** = Recent sale**UN** = Undisclosed Sale

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