

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

14 Morris Road, Woodend Vic 3442

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$993,000

Property Type

House

Suburb

Woodend

Period - From

01/10/2023

to

30/09/2024

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	32 Ashbourne Rd WOODEND 3442	\$1,325,000	06/07/2024
2	25 Noonan Gr WOODEND 3442	\$1,285,000	21/05/2024
3	10 Timber La WOODEND 3442	\$1,189,000	19/04/2024

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:

21/11/2024 12:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2024: \$993,000

Comparable Properties



32 Ashbourne Rd WOODEND 3442 (REI)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 06/07/2024
Rooms: 8
Property Type: House (Res)
Land Size: 2023 sqm approx



25 Noonan Gr WOODEND 3442 (REI)

Agent Comments



Price: \$1,285,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 2038 sqm approx



10 Timber La WOODEND 3442 (REI)

Agent Comments



Price: \$1,189,000
Method: Private Sale
Date: 19/04/2024
Rooms: 10
Property Type: House (Res)
Land Size: 2300 sqm approx

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



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