#### 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	14 Morris Road, Woodend Vic 3442
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$993,000	Pro	perty 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)

Price: \$1,325,000 Method: Private Sale Date: 06/07/2024

Rooms: 8

Property Type: House (Res) Land Size: 2023 sqm approx **Agent Comments** 

25 Noonan Gr WOODEND 3442 (REI)



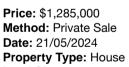








**Agent Comments** 



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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