

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

4/14 CARLISLE 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$961,250

Property type

House

Suburb

Woodend

Period-from

01 Jan 2024

to

31 Dec 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

20 RODNEY DRIVE WOODEND VIC 3442	\$680,000	02-Oct-24
17 RUSSELL AVENUE WOODEND VIC 3442	\$715,000	17-Jul-24
3/13 URQUHART STREET WOODEND VIC 3442	\$667,500	30-May-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: 08 January 2025



20 RODNEY DRIVE WOODEND VIC 3442

Sold Price

\$680,000

Sold Date

02-Oct-24

 3  1  2

Distance

0.78km



17 RUSSELL AVENUE WOODEND VIC 3442

Sold Price

\$715,000

Sold Date

17-Jul-24

 3  1  2

Distance

0.82km



3/13 URQUHART STREET WOODEND VIC 3442

Sold Price

\$667,500

Sold Date

30-May-24

 3  1  1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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