

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

27 Ashbourne Road 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

\$845,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Woodend

Period-from

01 Jul 2019

to

30 Jun 2020

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

10 Timber Lane Woodend VIC 3442	\$750,000	11-Dec-19
13 Noonan Grove Woodend VIC 3442	\$735,000	03-Sep-19
14-16 Blackmore Road Woodend VIC 3442	\$865,000	26-Jun-19

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: 29 July 2020

Julian Davies
P 03 5427 3200
M 0439 802 323
E julian.davies@woodend.rh.com.au



10 Timber Lane Woodend VIC 3442 Sold Price **\$750,000** Sold Date **11-Dec-19**

6 2 2

Distance **0.28km**



13 Noonan Grove Woodend VIC 3442 Sold Price **\$735,000** Sold Date **03-Sep-19**

3 - -

Distance **0.54km**



14-16 Blackmore Road Woodend VIC 3442 Sold Price **\$865,000** Sold Date **26-Jun-19**

2 2 4

Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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