

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

5/2 PYKE 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

\$470,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
4/2-4 BUCKLAND STREET WOODEND VIC 3442	\$445,000	10-Sep-24
3/21 URQUHART STREET WOODEND VIC 3442	\$460,000	16-Aug-23
4/1891 MOUNT MACEDON ROAD WOODEND VIC 3442	\$475,000	28-Feb-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: 17 January 2025



**4/2-4 BUCKLAND STREET
WOODEND VIC 3442**

2 1 1

Sold Price **\$445,000** Sold Date **10-Sep-24**

Distance **0.26km**



**3/21 URQUHART STREET
WOODEND VIC 3442**

2 1 1

Sold Price **\$460,000** Sold Date **16-Aug-23**

Distance **0.59km**



**4/1891 MOUNT MACEDON ROAD
WOODEND VIC 3442**

2 1 2

Sold Price **\$475,000** Sold Date **28-Feb-24**

Distance **1.01km**



**6/2 PYKE STREET WOODEND VIC
3442**

2 1 1

Sold Price **\$460,000** Sold Date **28-Apr-22**

Distance **0.01km**



**10/55 ANSLOW STREET
WOODEND VIC 3442**

2 1 -

Sold Price Sold Date **15-Jul-22**

Distance **0.03km**



**12/55 ANSLOW STREET
WOODEND VIC 3442**

2 1 -

Sold Price Sold Date **06-Aug-22**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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