

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

10 Dafter 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

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,750

Property type

House

Suburb

Woodend

Period-from

01 Nov 2018

to

31 Oct 2019

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

| | | |
|--|-----------|-----------|
| 113 Hoburd Drive Woodend VIC 3442 | \$752,500 | 16-Oct-19 |
| 117 Slatey Creek Road Woodend VIC 3442 | \$785,000 | 19-Jan-19 |
| 37 South Rock Road Woodend VIC 3442 | \$760,000 | 14-Oct-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: 20 November 2019

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



113 Hoburd Drive Woodend VIC 3442

4 1 2

Sold Price

\$752,500^{UN}

Sold Date

16-Oct-19

Distance

2.13km



117 Slatey Creek Road Woodend VIC 3442

3 2 4

Sold Price

\$785,000

Sold Date

19-Jan-19

Distance

2.13km



37 South Rock Road Woodend VIC 3442

3 1 2

Sold Price

\$760,000

Sold Date

14-Oct-19

Distance

10.26km

RS = Recent sale

UN = Undisclosed Sale

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