

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 1937 Mount Macedon Road, Woodend, VIC 3442

Indicative selling price

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

Price Range

\$700,000

&

\$770,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Woodend (3442)

Period - From

30/06/2022

to

01/07/2023

Source

REIV

Comparable property sales

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
1901 MOUNT MACEDON ROAD, WOODEND VIC 3442	\$730,000	12/01/2022
1 HENDLEY STREET, WOODEND VIC 3442	\$780,000	06/03/2023
24 RUSSELL AVENUE, WOODEND VIC 3442	\$775,000	12/08/2022

This Statement of Information was prepared on: 16/09/2023