

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

16 RUSSELL AVENUE 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$917,500

Property type

House

Suburb

Woodend

Period-from

01 Mar 2024

to

28 Feb 2025

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

7 MOUNTAIN VIEW AVENUE WOODEND VIC 3442	\$640,000	05-Feb-25
11 RUSSELL AVENUE WOODEND VIC 3442	\$640,000	04-Mar-25
9 ARNOLD COURT WOODEND VIC 3442	\$605,000	22-Jan-25

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: 14 March 2025



7 MOUNTAIN VIEW AVENUE WOODEND VIC 3442

 3  1  1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **05-Feb-25**

Distance **0.92km**



11 RUSSELL AVENUE WOODEND VIC 3442

 3  1  1

Sold Price **\$640,000** Sold Date **06-May-92**

Distance **0.07km**



9 ARNOLD COURT WOODEND VIC 3442

 3  1  1

Sold Price **\$605,000** Sold Date **22-Jan-25**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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