

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

24 GREENWOOD GROVE 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)

_____ \$1,975,000 or range between _____

Median sale price

(*Delete house or unit as applicable)

Median Price \$907,500 Property type House Suburb Woodend
Period-from 01 Feb 2023 to 31 Jan 2024 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
192 SAUNDERS ROAD NEW GISBORNE VIC 3438	\$1,915,000	30-Jan-23
252 GYRO CLOSE RIDDELLS CREEK VIC 3431	\$1,800,000	08-Jan-23
56 DETTMANN'S LANE KYNETON VIC 3444	\$1,850,000	22-Feb-23

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 February 2024



**192 SAUNDERS ROAD NEW
GISBORNE VIC 3438**

 3  3  4

Sold Price **\$1,915,000** Sold Date **30-Jan-23**

Distance **14.68km**



**252 GYRO CLOSE RIDDELLS
CREEK VIC 3431**

 3  2  2

Sold Price **\$1,800,000** Sold Date **08-Jan-23**

Distance **16.51km**



**56 DETTMANN'S LANE KYNETON
VIC 3444**

 4  2  2

Sold Price **\$1,850,000** Sold Date **22-Feb-23**

Distance **16.7km**



**77 GAP ROAD RIDDELLS CREEK
VIC 3431**

 3  2  2

Sold Price **\$1,900,000** Sold Date **29-Aug-22**

Distance **17.56km**



**1 WATERWORKS ROAD
WOODEND VIC 3442**

 5  2  2

Sold Price ^{RS} **\$2,000,000** ^{UN} Sold Date **17-Nov-23**

Distance **6.92km**

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

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