

STATEMENT OF INFORMATION

WOODVALE, VIC 3556

PREPARED BY JATINDER SINGH AASHAT, GREENFIELDS REAL ESTATE

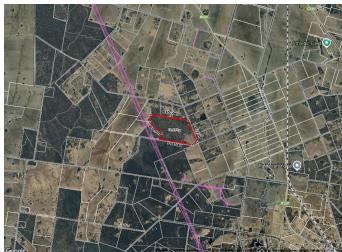


GREENFIELDS
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



WOODVALE, VIC 3556



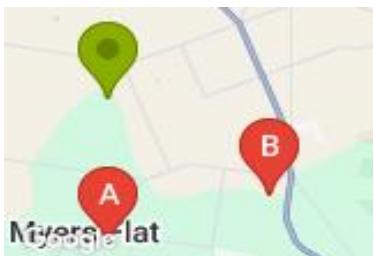
Indicative Selling Price

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

Single Price: \$650,000

Provided by: Jatinder Singh Aashat, GREENFIELDS REAL ESTATE

MEDIAN SALE PRICE



WOODVALE, VIC, 3556

Suburb Median Sale Price (Vacant Land)

01 January 2025 to 31 December 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



115 GODDARDS RD, MYERS FLAT, VIC 3556



Sale Price

\$370,000

Sale Date: 08/08/2024

Distance from Property: 2.1km



1151 LODDON VALLEY HWY, MYERS FLAT, VIC



Sale Price

\$700,000

Sale Date: 30/01/2025

Distance from Property: 2.6km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

WOODVALE, VIC 3556

Indicative selling price

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

Single Price: \$650,000

Median sale price

Median price

Property type

Vacant Land

Suburb

WOODVALE

Period

01 January 2025 to 31 December
2025

Source

 pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property Price Date of sale

115 GODDARDS RD, MYERS FLAT, VIC 3556	\$370,000	08/08/2024
1151 LODDON VALLEY HWY, MYERS FLAT, VIC 3556	\$700,000	30/01/2025

This Statement of Information was prepared on:

15/01/2026