

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

1849 MOUNT MACEDON 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Other

Suburb

Woodend

Period-from

01 Sep 2021

to

31 Aug 2022

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

37/1849 MOUNT MACEDON ROAD WOODEND VIC 3442	\$675,000	-
219/1849 MOUNT MACEDON ROAD WOODEND VIC 3442	\$690,000	02-May-22
24/1849 MOUNT MACEDON ROAD WOODEND VIC 3442	\$787,500	13-Jul-22

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: 15 September 2022



37/1849 MOUNT MACEDON ROAD
WOODEND VIC 3442

 3  2  2

Sold Price

\$675,000

Sold Date

-

Distance

0.1km



219/1849 MOUNT MACEDON ROAD
WOODEND VIC 3442

 2  2  2

Sold Price

^{RS}

\$690,000

Sold Date

02-May-22

Distance

0.27km



24/1849 MOUNT MACEDON ROAD
WOODEND VIC 3442

 3  2  2

Sold Price

^{RS}

\$787,500

Sold Date

13-Jul-22

Distance

0.2km



195/1849 MOUNT MACEDON ROAD
WOODEND VIC 3442

 2  2  2

Sold Price

- Sold Date

-

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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