

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

2 JEFFREYS STREET 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

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Woodend

Period-from

01 Jan 2023

to

31 Dec 2023

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

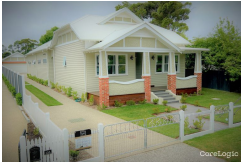
Date of sale

13 NOONAN GROVE WOODEND VIC 3442	\$1,780,000	10-Mar-23
21 BALLYMOYER MEWS WOODEND VIC 3442	\$1,610,000	30-Nov-22
62 BLACKMORE ROAD WOODEND VIC 3442	\$1,540,000	14-Jul-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: 30 January 2024

**13 NOONAN GROVE WOODEND
VIC 3442**

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Sold Price **\$1,780,000** Sold Date **10-Mar-23**Distance **0.53km****21 BALLYMOYER MEWS
WOODEND VIC 3442**

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Sold Price **\$1,610,000** Sold Date **30-Nov-22**Distance **0.93km****62 BLACKMORE ROAD WOODEND
VIC 3442**

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Sold Price **\$1,540,000** Sold Date **14-Jul-23**Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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