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 or locality and postcode	2/51 Anslow Street, Woodend Vic 3442

Indicative selling price

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

Range between $695,000 & $735,000

Median sale price

Median price $571,000 Property Type Unit Suburb Woodend

Period - From 08/01/2024 to 07/01/2025 Source Property Data

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
1	3/13 Urquhart St WOODEND 3442	$667,500	30/05/2024
2	2/4 Anslow St WOODEND 3442	$730,000	19/02/2024
3	2/3 Earnshaw St WOODEND 3442	$728,000	28/11/2023

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: 08/01/2025 15:50

2/51 Anslow Street, Woodend Vic 3442

Leanne Pearman
03 5427 2800
0400 947 799
leannepearman@jelliscraig.com.au



3 2 1

Rooms: 6
Property Type: Townhouse
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $735,000
Median Unit Price
08/01/2024 - 07/01/2025: $571,000

Comparable Properties



3/13 Urquhart St WOODEND 3442 (REI/VG)

3 1 1

Price: $667,500
Method: Private Sale
Date: 30/05/2024
Property Type: House

Agent Comments



2/4 Anslow St WOODEND 3442 (REI/VG)

3 2 1

Price: $730,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 317 sqm approx

Agent Comments



2/3 Earnshaw St WOODEND 3442 (REI)

3 2 1

Price: $728,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 330 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.