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	7 Roxanne Court, Woodend Vic 3442

Indicative selling price

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

Single price $950,000

Median sale price

Median price $925,000 Property Type House Suburb Woodend

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	11 High St WOODEND 3442	$920,000	13/11/2024
2	1 Clover Tree Cirt WOODEND 3442	$965,000	08/08/2024
3	43 South Rd WOODEND 3442	$970,000	05/08/2024

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: 28/01/2025 12:48

7 Roxanne Court, Woodend Vic 3442



4 2 4

Rooms: 6
Property Type: House
Land Size: 1221 sqm approx

Agent Comments

Indicative Selling Price
$950,000
Median House Price
Year ending December 2024: $925,000

Comparable Properties



11 High St WOODEND 3442 (REI)

3 2 2

Price: $920,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 1100 sqm approx

Agent Comments



1 Clover Tree Cirt WOODEND 3442 (REI/VG)

4 3 2

Price: $965,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 829 sqm approx

Agent Comments



43 South Rd WOODEND 3442 (REI/VG)

4 2 2

Price: $970,000
Method: Private Sale
Date: 05/08/2024
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments

Account - Jellis Craig | P: 0354272800 | F: 0354272811

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