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	2/47 High Street, Woodend Vic 3442

Indicative selling price

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

Range between $795,000 & $850,000

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	9 Winlaton Way WOODEND 3442	$840,000	10/12/2024
2	3/6 Corinella Rd WOODEND 3442	$835,000	28/05/2024
3	3/3 Duffy St WOODEND 3442	$795,000	12/04/2024

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: 20/03/2025 09:27

2/47 High Street, Woodend Vic 3442

Kerryn Wildenburg
03 5427 2800
0420 473 041
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3 2 2

Rooms: 5
Property Type: Unit
Land Size: 391 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $850,000
Median House Price
Year ending December 2024: $925,000

Comparable Properties



9 Winlaton Way WOODEND 3442 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 600 sqm approx

Agent Comments



3/6 Corinella Rd WOODEND 3442 (REI/VG)

3 2 1

Price: $835,000
Method: Private Sale
Date: 28/05/2024
Rooms: 6
Property Type: House (Res)
Land Size: 424 sqm approx

Agent Comments



3/3 Duffy St WOODEND 3442 (REI/VG)

2 2 1

Price: $795,000
Method: Private Sale
Date: 12/04/2024
Rooms: 7
Property Type: Unit
Land Size: 266 sqm approx

Agent Comments

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

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