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	23 Russell Avenue, Woodend

Indicative selling price

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

	or range between	$650,000	&	$695,000

Median sale price

Median price	$1,054,500	Property type	House	Suburb	Woodend
Period - From	April 2023	to	March 2024	Source	Realestate.com.au

Comparable property sales

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
6 Buckland Street, Woodend	$700,000	16/01/2024
1 Rodney Drive, Woodend	$770,000	25/01/2024
143 High Street, Woodend	$790,000	04/03/2024

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: 3rd April 2024