# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 9 Washington Lane, Woodend Vic 3442

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$975,000		&		\$1,045,000			
Median sale pi	rice							
Median price	\$792,500	Pro	operty Type	Hou	se		Suburb	Woodend
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Glenns Ct WOODEND 3442	\$1,250,000	21/02/2019
2	3 Ballymoyer Mews WOODEND 3442	\$1,025,000	10/08/2018
3	2b Royston Rd WOODEND 3442	\$960,000	20/12/2018

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:

16/09/2019 15:06



9 Washington Lane, Woodend Vic 3442





Property Type: House (Res) Land Size: 2003 sqm approx Agent Comments

Carole Lenander 03 5427 2800 0401 472 346 carolelenander@jelliscraig.com.au

> **Indicative Selling Price** \$975,000 - \$1,045,000 **Median House Price** Year ending June 2019: \$792,500

# **Comparable Properties**



7 Glenns Ct WOODEND 3442 (REI/VG)



Price: \$1,250,000 Method: Private Sale Date: 21/02/2019 Rooms: 10 Property Type: House Land Size: 2000 sqm approx Agent Comments

3 Ballymoyer Mews WOODEND 3442 (REI/VG) Agent Comments



Price: \$1,025,000 Method: Private Sale Date: 10/08/2018 Rooms: 9 Property Type: House Land Size: 2002 sqm approx

2b Royston Rd WOODEND 3442 (REI/VG)

Agent Comments



Price: \$960,000 Method: Private Sale Date: 20/12/2018 Rooms: 6 Property Type: House (Res) Land Size: 4412 sqm approx

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

propertydata



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.