

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 Morris Road, Woodend Vic 3442

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$822,500

Property Type

House

Suburb

Woodend

Period - From

01/10/2018

to

30/09/2019

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	178 High St WOODEND 3442	\$1,400,000	14/09/2019
2	2 Jeffreys St WOODEND 3442	\$1,360,000	24/08/2019
3	11 Collier St WOODEND 3442	\$1,106,000	25/05/2019

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:

14/11/2019 10:30



3 2 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 5269 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending September 2019: \$822,500

Comparable Properties



178 High St WOODEND 3442 (REI)

Agent Comments

4 3 3

Price: \$1,400,000
Method: Private Sale
Date: 14/09/2019
Rooms: 10
Property Type: House
Land Size: 3450 sqm approx



2 Jeffreys St WOODEND 3442 (REI)

Agent Comments

4 3 -

Price: \$1,360,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 12
Property Type: House (Res)
Land Size: 1011 sqm approx



11 Collier St WOODEND 3442 (RE/VG)

Agent Comments

3 2 1

Price: \$1,106,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 1100 sqm approx