

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
2-2 Sturt Street, Woodend 3442

Indicative selling price

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

\$770,000 or range between [redacted] & [redacted]

Median sale price

Median price \$955,000 Property type House Suburb Woodend

Period - From 1st May 2024 to 1 April 2025 Source Realestate.com

Comparable property sales

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
16 Barbara Street, Woodend	\$770,000	24 October 2024
35 Stuart Drive, Woodend	\$780,000	3 May 2025
8 Russell Avenue, Woodend	\$691,000	26 March 2025

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This Statement of Information was prepared on: 15 May 2025