

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

6 Greenwood Grove, Woodend Vic 3442

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$897,500 Property Type House Suburb Woodend

Period - From 01/04/2019 to 30/06/2019 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	460 Ashbourne Rd WOODEND 3442	\$1,140,000	12/05/2019
2	40 Plants La WOODEND 3442	\$1,050,000	11/06/2019
3	27 Halpern Rd WOODEND 3442	\$980,000	27/04/2019

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:

21/09/2019 10:20

6 Greenwood Grove, Woodend Vic 3442

**Jellis
Craig**

Paul Keane

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Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

June quarter 2019: \$897,500



 4  2  4

Rooms: 7

Property Type: Rural

Conservation Zone

Land Size: 15031 sqm approx

Agent Comments

Comparable Properties



460 Ashbourne Rd WOODEND 3442 (REI)

Agent Comments

 3  2  6

Price: \$1,140,000

Method: Private Sale

Date: 12/05/2019

Rooms: 7

Property Type: House (Res)

Land Size: 11200 sqm approx



40 Plants La WOODEND 3442 (REI/VG)

Agent Comments

 5  6  5

Price: \$1,050,000

Method: Private Sale

Date: 11/06/2019

Rooms: 11

Property Type: House

Land Size: 22258 sqm approx



27 Halpern Rd WOODEND 3442 (REI/VG)

Agent Comments

 4  2  -

Price: \$980,000

Method: Private Sale

Date: 27/04/2019

Rooms: 8

Property Type: House (Res)

Land Size: 16100 sqm approx

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



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.