

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

7 Ballymoyer Mews, Woodend Vic 3442

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$620,000 Property Type Vacant land Suburb Woodend

Period - From 01/02/2023 to 31/01/2024 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 eighteen 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	51 Stuart Dr WOODEND 3442	\$770,000	24/03/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 01/02/2024 09:10



Property Type: Land

Land Size: 4120 sqm approx

Agent Comments

Comparable Properties



51 Stuart Dr WOODEND 3442 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 24/03/2023

Property Type: Land

Land Size: 5462 sqm approx

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 eighteen months.