

3/6 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

18 Spencer Road, Woodend, 3442

Indicative selling price

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

or range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$920,000

Property type

House

Suburb

Woodend

Period - From

September
2024

to

August 2025

Source

Realestate.com.au

Comparable property sales

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

57 Garner Quadrant, Woodend

\$1,045,000

5/12/2024

327 Harpers Road, Woodend

\$1,135,000

27/05/2025

8 Halpern Road, Woodend

\$1,250,000

27/05/2025

This Statement of Information was prepared on: 29th October 2024