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 and postcode

46 Henshalls Road Woodend VIC 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,800,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$890,000	Prop	erty type		House	Suburb	Woodend
Period-from	01 Sep 2020	to	31 Aug 2	2021	Source		Corelogic

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
28 Royle Court Woodend VIC 3442	\$1,615,000	14-Apr-21
165 Avenue Of Honour Woodend VIC 3442	\$2,170,000	10-Mar-21
41 Sawyers Road Woodend VIC 3442	\$1,565,000	04-Mar-21

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: 10 September 2021

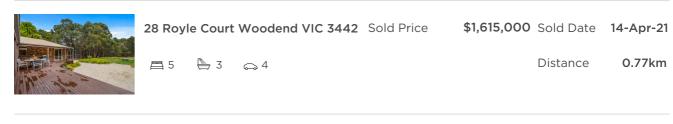


consumer.vic.gov.au



4.17km

Distance





165 Avenue Of Honour Woodend VIC 3442	Sold Price	\$2,170,000 Sold Date	10-Mar-21
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6	41 Sawyers Road Woodend VIC 3442	Sold Price	\$1,565,000 Sold Date	04-Mar-21
	🚍 4 🐣 2 👝 2		Distance	4.05km
	3 Clarkes Lane Woodend North	VIC Sold Price	\$1,760,000 Sold Date	03-Feb-21



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20 Hone VIC 344		nue Mount Macedon	Sold Price	\$1,950,000	Sold Date	09-Oct-20
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RS = Recent sale UN = Undisclosed Sale

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