

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 Honeysuckle La, Woodend Vic 3442

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,475,000

### Median sale price

Median price

\$970,000

Property Type

House

Suburb

Woodend

Period - From

25/08/2022

to

24/08/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	47 Whitelodge Rd WOODEND 3442	\$1,650,000	10/01/2023
2	8 Gordon Ct WOODEND 3442	\$1,625,000	09/06/2023
3	53 Stuart Dr WOODEND 3442	\$1,420,000	17/03/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/08/2023 13:49