

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

158 Avenue Of Honour 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

\$960,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Woodend

Period-from

01 Jun 2019

to

31 May 2020

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

89 Honeysuckle Lane Woodend VIC 3442	\$880,000	14-Dec-19
139 Mahoneys Road Woodend VIC 3442	\$988,753	11-Feb-20
80 Donalds Road Woodend VIC 3442	\$900,000	25-Mar-19

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: 26 June 2020

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89 Honeysuckle Lane Woodend VIC 3442 Sold Price **\$880,000** Sold Date **14-Dec-19**

4 beds 2 bathrooms 1 car

Distance **0.8km**



139 Mahoneys Road Woodend VIC 3442 Sold Price **\$988,753** Sold Date **11-Feb-20**

4 beds 2 bathrooms 4 cars

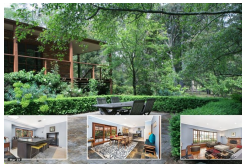
Distance **3.22km**



80 Donalds Road Woodend VIC 3442 Sold Price **\$900,000** Sold Date **25-Mar-19**

3 beds 2 bathrooms 2 cars

Distance **4.02km**



27 Halpern Road Woodend VIC 3442 Sold Price **\$980,000** Sold Date **27-Apr-19**

4 beds 2 bathrooms 2 cars

Distance **5.66km**

RS = Recent sale UN = Undisclosed Sale

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