Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offe	ered fo	r sale							
Address Including suburb and postcode		56 Henshalls Road, Woodend, VIC 3442							
Indicative se	lling pı	ice							
For the meaning	g of this	price see	consu	mer.vic.gov.au/ເ	ınderqu	oting			
Price Range	\$1,650,000		&	\$1,750,000					
Median sale	price								
Median price	\$955	\$955,000		Property Type	House		Suburb	Woodend (3442)	
Period - From	01/1	0/2024	to	30/04/2025	Source	Corelogic			
	(b) of localit prope	the Estate y in which rties sold	e Agent n the pr during	s Act 1980. The operty offered fo	median or sale is fied by t	selling price solutions solutions selling prices selling prices selling selling selling selling prices selling sell	for a reside been calcu ecause of t	s provided to comply with section 47AF (2) ential property sold in the same suburb or lated on the sale prices of 3 residential the small number of sales, the median selling d accordingly.	
Comparable	proper	ty sales							

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:	19/05/2025
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