

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

40 WARE AVENUE WEST WODONGA VIC 3690

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

House

Suburb

West Wodonga

Period-from

01 Dec 2022

to

30 Nov 2023

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

11 HALES COURT WEST WODONGA VIC 3690	\$415,000	31-May-23
48 MARSHALL STREET WEST WODONGA VIC 3690	\$187,000	19-Jun-03
57 NIGHTINGALE AVENUE WEST WODONGA VIC 3690	\$395,000	18-Oct-23

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: 05 December 2023

Harley Maclachlan
P 026021922
M 0407403823
E harley@wodongafn.com.au



**11 HALES COURT WEST
WODONGA VIC 3690**

3 1 1

Sold Price **\$415,000** Sold Date **31-May-23**

Distance **0.11km**



**48 MARSHALL STREET WEST
WODONGA VIC 3690**

3 1 2

Sold Price **\$187,000** Sold Date **19-Jun-03**

Distance **0.36km**



**57 NIGHTINGALE AVENUE WEST
WODONGA VIC 3690**

3 1 1

Sold Price ^{RS} **\$395,000** Sold Date **18-Oct-23**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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