

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

37 Kelliher Avenue 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

310000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 335500

*House

X

*Unit

Suburb
or locality

Wodonga

Period - From

Jul 2017

to

Jun 2018

Source

Core Logic

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*

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
1 – 17 Blackburn Close Wodonga	\$320,000	02.05.2018
2 – 1/94 Mitchell Street Wodonga	\$287,000	31.01.2018
3 – 45 Leonard Street Wodonga	\$299,000	03.07.2018

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.~~