

## 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

41 MENZIES STREET WEST WODONGA VIC 3690

### Indicative selling price

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

Single Price

\$649,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,250

Property type

House

Suburb

West Wodonga

Period-from

01 Feb 2022

to

31 Jan 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

1 BERKELEY CLOSE WODONGA VIC 3690	\$620,000	14-Feb-23
4 NORDSVAN DRIVE WODONGA VIC 3690	\$619,000	28-Oct-22
1 HILLTOP COURT WODONGA VIC 3690	\$572,000	21-Dec-22

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: 24 February 2023



### 1 BERKELEY CLOSE WODONGA VIC 3690

 4
  2
  2

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **14-Feb-23**

Distance **1.18km**


### 4 NORDSVAN DRIVE WODONGA VIC 3690

 3
  2
  2

Sold Price

<sup>RS</sup> **\$619,000** Sold Date **28-Oct-22**

Distance **1.37km**


### 1 HILLTOP COURT WODONGA VIC 3690

 3
  2
  2

Sold Price

<sup>RS</sup> **\$572,000** Sold Date **21-Dec-22**

Distance **0.82km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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