

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 or locality and postcode

11 Rubicon Street, 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 \$580,000 & \$610,000

Median sale price

Median price \$425,000.00

Property type House

Suburb Wodonga

Period - From 01/10/2020

to

27/10/2021

Source Realestate.com.au

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. 20 Isdell Place, West Wodonga	\$579,000	5 th October 2021
2. 20 Cottlesloe Court, West Wodonga	\$600,000	4 th August 2021
3. 5 Lucas Court, West Wodonga	\$650,000	27 th September 2021

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: 25th November 2021