

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

4/1 KINGFISHER DRIVE 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

\$359,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,500

Property type

Unit

Suburb

West Wodonga

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/39 KINGFISHER DRIVE WEST WODONGA VIC 3690	\$360,000	09-Jan-23
1/4 PARAMOUNT COURT WEST WODONGA VIC 3690	\$349,000	13-Oct-22
1/18-20 ABERDEEN DRIVE WEST WODONGA VIC 3690	\$359,000	21-Sep-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.

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**1/39 KINGFISHER DRIVE WEST
WODONGA VIC 3690**

2 1 1

Sold Price

^{RS} **\$360,000** Sold Date **09-Jan-23**

Distance **0.61km**



**1/4 PARAMOUNT COURT WEST
WODONGA VIC 3690**

2 1 1

Sold Price

\$349,000 Sold Date **13-Oct-22**

Distance **1.78km**



**1/18-20 ABERDEEN DRIVE WEST
WODONGA VIC 3690**

2 1 1

Sold Price

\$359,000 Sold Date **21-Sep-22**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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