

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

54 ANDERSON STREET 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Wodonga

Period-from

01 Feb 2023

to

31 Jan 2024

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

3 BLAIR COURT WEST WODONGA VIC 3690	\$435,000	02-Nov-23
17 WORNES DRIVE WODONGA VIC 3690	\$459,000	18-Jan-24
37 WORNES DRIVE WODONGA VIC 3690	\$430,000	08-Jan-24

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: 13 February 2024

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3 BLAIR COURT WEST WODONGA VIC 3690

Sold Price

\$435,000

Sold Date

02-Nov-23

3

1

1

Distance

0.21km

17 WORNES DRIVE WODONGA VIC 3690

Sold Price

^{RS} **\$459,000**

Sold Date

18-Jan-24

3

1

5

Distance

0.24km

37 WORNES DRIVE WODONGA VIC 3690

Sold Price

\$430,000

Sold Date

08-Jan-24

3

1

2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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