

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

8 BEARD CRESCENT 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Wodonga

Period-from

01 Jun 2021

to

31 May 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

7 POWELL COURT WODONGA VIC 3690	\$1,000,000	20-Jan-22
61 BARTON STREET WEST WODONGA VIC 3690	\$1,150,000	20-Jun-21
9 PEREGRINE PLACE WODONGA VIC 3690	\$1,150,000	22-Oct-21

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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Lexley Sewell
P 02 6024 9222
M 0427 249 222
E lexley@wodongafn.com.au



7 POWELL COURT WODONGA VIC 3690

Sold Price **\$1,000,000** Sold Date **20-Jan-22**

5 3 2

Distance **0.18km**



61 BARTON STREET WEST WODONGA VIC 3690

Sold Price **\$1,150,000** Sold Date **20-Jun-21**

4 3 3

Distance **1.22km**



9 PEREGRINE PLACE WODONGA VIC 3690

Sold Price

Sold Date **22-Oct-21**

6 2 5

Distance **1.48km**



54 AVONDALE DRIVE WODONGA VIC 3690

Sold Price **\$1,200,000** Sold Date **22-Feb-22**

4 3 2

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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