



STATEMENT OF INFORMATION

30 MELROSE DRIVE, WODONGA, VIC 3690

PREPARED BY JAMIE MAYNARD, ELDERS REAL ESTATE WODONGA



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

here for you

Elders Real Estate Albany/Wodonga would like to ensure all of our clients that your health and safety is our priority during the current COVID-19 pandemic.

While we are conducting private inspections, these are limited to two people at a time.

Our staff will also be wearing gloves during all inspections, will be carrying hand sanitizer for the convenience of clients and will be wearing down premises with disinfectant upon the conclusion of our inspection.

We ask that if you are unwell, have just returned from overseas or have been in contact with someone suspected of having contracted COVID-19 you do not schedule your appointment to a more appropriate time.

Thank you for your understanding, we look forward to assisting you with all of your real estate needs.

30 MELROSE DRIVE, WODONGA, VIC 3690 3 1 2

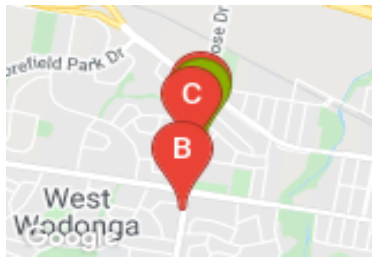
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

Provided by: Jamie Maynard, Elders Real Estate Wodonga

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$335,000

01 April 2019 to 31 March 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



24 MELROSE DR, WODONGA, VIC 3690

3 1 2

Sale Price

\$225,000

Sale Date: 18/04/2019

Distance from Property: 48m



69 MELROSE DR, WEST WODONGA, VIC 3690

3 1 3

Sale Price

\$290,000

Sale Date: 09/01/2019

Distance from Property: 485m



41 MELROSE DR, WEST WODONGA, VIC 3690

4 3 2

Sale Price

\$363,000

Sale Date: 15/01/2019

Distance from Property: 92m



This report has been compiled on 15/04/2020 by Elders Real Estate Wodonga. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

30 MELROSE DRIVE, WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$335,000

Property type

House

Suburb

WODONGA

Period

01 April 2019 to 31 March 2020

Source

pricefinder

Comparable property sales

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

| | | |
|---------------------------------------|-----------|------------|
| 24 MELROSE DR, WODONGA, VIC 3690 | \$225,000 | 18/04/2019 |
| 69 MELROSE DR, WEST WODONGA, VIC 3690 | \$290,000 | 09/01/2019 |
| 41 MELROSE DR, WEST WODONGA, VIC 3690 | \$363,000 | 15/01/2019 |

This Statement of Information was prepared on:

15/04/2020