

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

36 BADCOE AVENUE 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Wodonga

Period-from

01 May 2023

to

30 Apr 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

21 KEYSOR WAY WODONGA VIC 3690	\$675,000	16-Jun-23
44 BADCOE AVENUE WODONGA VIC 3690	\$675,000	28-Sep-23
53 SOUTHGATE DRIVE LENEVA VIC 3691	\$685,000	15-Feb-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.~~

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21 KEYSOR WAY WODONGA VIC 3690

Sold Price

\$675,000

Sold Date

16-Jun-23

 4  2  2

Distance

0.54km



44 BADCOE AVENUE WODONGA VIC 3690

Sold Price

Sold Date

28-Sep-23

 4  2  2

Distance

0.08km



53 SOUTHGATE DRIVE LENEVA VIC 3691

Sold Price

\$685,000

Sold Date

15-Feb-24

 4  2  2

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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