

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

50 Nordsvan Drive, 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 \$309,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$340,000 *House X *Unit Suburb or locality Wodonga

Period - From 01/05/2018 to 30.04.2019 Source Core Logic

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 – 13 Amaroo Crescent WODONGA	\$315,000	24.01.2019
2 – 114 Mitchell Street WODONGA	\$289,000	22.03.2019
3 – 4 Maneroo Court WODONGA	\$315,000	29.03.2019

OR

B* The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months

DISCLAIMER

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