

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 West Wodonga VIC 3690

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$420,000 or range between \$* & \$

Median sale price

Median price \$430,000 Property Type House Suburb or Locality Hastings

Period - From 2nd Nov 2019 to 2nd Nov 2020 Source realestate.com.au

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 7 PRESTWICK PLACE, WEST WODONGA	\$435,000	19/03/2020
2 14 FIRESTONE WAY, WEST WODONGA	\$415,000	04/05/2020
3 23 COOPERS ROAD, WEST WODONGA	\$425,000	03/02/2020

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:

Sharon Richter