

## 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 Wodonga VIC 3690

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$675,000 or range between \_\_\_\_\_ & \_\_\_\_\_

#### Median sale price

Median price \$549,000 Property Type HOUSE Suburb or  
Locality Wodonga

Period - From 01/04/2023 to 01/03/2024 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
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1 13 Derwent Way, Wodonga, Vic 3690	\$650,000	12/04/2024
2 4 Green Court, Wodonga, Vic 3690	\$670,000	05/03/2024
3 7 Victoria Cross Parade, Wodonga, Vic 3690	\$650,000	30/01/2024

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: 17/04/2024