

STATEMENT OF INFORMATION

3 GANNON COURT, WODONGA, VIC 3690 PREPARED BY JUDY CELIN, ONE AGENCY ALBURY WODONGA

ONEAGENCY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 GANNON COURT, WODONGA, VIC 3690 🕮 3 🕒 1 😂 4







Indicative Selling Price

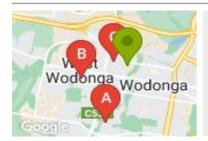
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$445,000

Provided by: Leanne Downing, One Agency Albury Wodonga

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$525,000

01 April 2022 to 31 March 2023

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 ZEINERT ST, WODONGA, VIC 3690







Sale Price

*\$436,000

Sale Date: 18/05/2023

Distance from Property: 1.8km





19 GARNET CCT, WEST WODONGA, VIC 3690







Sale Price

\$430,000

Sale Date: 05/12/2022

Distance from Property: 1.3km





17 WORNES DR, WODONGA, VIC 3690







Sale Price

\$440,000

Sale Date: 24/08/2022

Distance from Property: 400m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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	Pro	perty	offered	for	sale
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Address Including suburb and postcode 3 G	GANNON COURT, WODONGA, VIC 3690
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Indicative selling price

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Single Price:
Single Price:

Median sale price

Median price	\$525,000 Property type		House	Suburb	WODONGA
Period	01 April 2022 to 31 March 2023		Source	P	ricefinder

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 ZEINERT ST, WODONGA, VIC 3690	*\$436,000	18/05/2023
19 GARNET CCT, WEST WODONGA, VIC 3690	\$430,000	05/12/2022
17 WORNES DR, WODONGA, VIC 3690	\$440,000	24/08/2022

This Statement of Information was prepared on:

02/06/2023

