

STATEMENT OF INFORMATION

4/31 CHARLES STREET, WODONGA, VIC 3690 PREPARED BY ROB GROAT, ONE AGENCY ALBURY WODONGA

ONEAGENCY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/31 CHARLES STREET, WODONGA, VIC 🕮 2 🕒 1







Indicative Selling Price

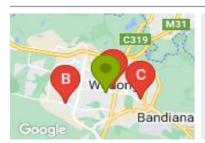
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$319,000

Provided by: Leanne Downing, One Agency Albury Wodonga

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (Unit)

\$331,500

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.



2/5A WOODLAND ST, WODONGA, VIC 3690







Sale Price

\$305,000

Sale Date: 02/11/2022

Distance from Property: 496m





9/5 COOK PL, WEST WODONGA, VIC 3690







Sale Price

\$320,000

Sale Date: 14/09/2022

Distance from Property: 2.2km





6/121-123 GRALEN ST, WODONGA, VIC 3690







Sale Price

\$297,500

Sale Date: 15/07/2022

Distance from Property: 1.9km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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

Address Including suburb and postcode	
---	--

Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/underquotin

Single Price:	\$319,000
Single Price:	\$319,000

Median sale price

Median price	\$331,500	Property type	Unit	Suburb	WODONGA
Period	01 April 2022 to 31 March 2023		Source	pricefinder	

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
2/5A WOODLAND ST, WODONGA, VIC 3690	\$305,000	02/11/2022
9/5 COOK PL, WEST WODONGA, VIC 3690	\$320,000	14/09/2022
6/121-123 GRALEN ST, WODONGA, VIC 3690	\$297,500	15/07/2022

This Statement of Information was prepared on:

31/05/2023

