

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 FISHER COURT WEST 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

West Wodonga

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

15 PAGE COURT WEST WODONGA VIC 3690	\$455,000	14-Jul-22
56 MENZIES STREET WEST WODONGA VIC 3690	\$455,000	19-Oct-21
12 KINGSBURY COURT WEST WODONGA VIC 3690	\$469,000	31-Mar-22

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: 16 December 2022


**15 PAGE COURT WEST WODONGA
VIC 3690**
 4  2  2

Sold Price

\$455,000

Sold Date

14-Jul-22

Distance

0.23km

**56 MENZIES STREET WEST
WODONGA VIC 3690**
 4  2  2

Sold Price

Sold Date

19-Oct-21

Distance

0.28km

**12 KINGSBURY COURT WEST
WODONGA VIC 3690**
 4  2  2

Sold Price

\$469,000

Sold Date

31-Mar-22

Distance

0.44km
RS = Recent sale

UN = Undisclosed Sale

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