

## 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

1/23A THOMAS MITCHELL DRIVE WODONGA VIC 3690

### 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

\$309,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$351,000

Property type

Unit

Suburb

Wodonga

Period-from

01 Jun 2023

to

31 May 2024

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

|  |           |           |
|--|-----------|-----------|
| 2/23A THOMAS MITCHELL DRIVE WODONGA VIC 3690 | \$290,000 | 05-Mar-24 |
| 1/24 THOMAS MITCHELL DRIVE WODONGA VIC 3690  | \$366,667 | 24-Mar-23 |
| 2/9 TOWER STREET WODONGA VIC 3690            | \$321,305 | 15-Feb-23 |

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: 18 June 2024

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**2/23A THOMAS MITCHELL DRIVE  
 WODONGA VIC 3690**

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Sold Price **\$290,000** Sold Date **05-Mar-24**

Distance **0.05km**



**1/24 THOMAS MITCHELL DRIVE  
 WODONGA VIC 3690**

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Sold Price **\$366,667** Sold Date **24-Mar-23**

Distance **0.09km**



**2/9 TOWER STREET WODONGA  
 VIC 3690**

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Sold Price **\$321,305** Sold Date **15-Feb-23**

Distance **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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