

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

4 Donelan 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

West Wodonga

Period-from

01 Nov 2020

to

31 Oct 2021

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

29 Ambrose Crescent West Wodonga VIC 3690	\$435,000	18-Aug-21
10 Jade Court West Wodonga VIC 3690	\$485,500	27-Oct-21
5 Hook Court West Wodonga VIC 3690	\$435,000	29-Jun-21

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: 09 November 2021

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29 Ambrose Crescent West Wodonga VIC 3690

3 2 2

Sold Price

\$435,000

Sold Date

18-Aug-21

Distance

0.65km

10 Jade Court West Wodonga VIC 3690

3 2 2

Sold Price

^{RS} **\$485,500**

Sold Date

27-Oct-21

Distance

0.78km

5 Hook Court West Wodonga VIC 3690

3 2 2

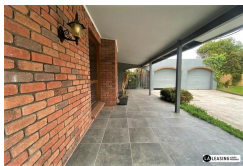
Sold Price

\$435,000

Sold Date

29-Jun-21

Distance

0.94km

1 Lanark Court West Wodonga VIC 3690

3 2 2

Sold Price

Sold Date

13-Aug-21

Distance

1.03km

13 Cottlesloe Court West Wodonga VIC 3690

3 2 2

Sold Price

\$530,000

Sold Date

03-Sep-21

Distance

1.39km

2 Medinah Court West Wodonga VIC 3690

3 2 2

Sold Price

\$470,000

Sold Date

12-Jun-21

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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