

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

2/70 HUON CREEK ROAD 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,500

Property type

Unit

Suburb

Wodonga

Period-from

01 Aug 2023

to

31 Jul 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

2/32 HUON CREEK ROAD WODONGA VIC 3690	\$480,000	10-Apr-24
106 GORDON STREET WODONGA VIC 3690	\$455,000	07-Mar-24
1/24 BRUCE STREET WEST WODONGA VIC 3690	\$415,000	26-Jun-24

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: 21 August 2024

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**2/32 HUON CREEK ROAD
WODONGA VIC 3690**

3 1 1

Sold Price **\$480,000** Sold Date **10-Apr-24**

Distance **1.16km**



**106 GORDON STREET WODONGA
VIC 3690**

2 2 1

Sold Price ^{RS} **\$455,000** Sold Date **07-Mar-24**

Distance **1.8km**



**1/24 BRUCE STREET WEST
WODONGA VIC 3690**

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **26-Jun-24**

Distance **2.41km**

RS = Recent sale **UN** = Undisclosed Sale

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