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Member of REIV

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## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 31 Dundee Drive, West Wodonga VIC 3690

Including suburb or  
locality and postcode

#### 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 \$\* \_\_\_\_\_ or range between \$350,000.00 & \$385,000.00

#### Median sale price

Median price \$349,000 Property Type House Suburb or Locality WEST WODONGA

Period - From 21/02/2021 to 19/03/2021 Source Pricerfinder

#### 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
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1 20 Ambrose Cres, West Wodonga VIC 3690	\$349,000.00	11/03/2021
2 5 Garnet Court, West Wodonga VIC 3690	\$377,000.00	19/03/2021
3 1 Donelan Court, West Wodonga VIC 3690	\$386,000.00	21/02/2021

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: 23/08/2021