



George Bourdis ABN: 69 649 965 573 Agent No: 027465L T/A @realty  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 027465L

Member of REIV

VR028 © Lawsoft Pty Ltd

## 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 Peacock Avenue, 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 \$\*400,000 & \$440,000

#### Median sale price

Median price \$395,000 Property Type House Suburb or Locality West Wodonga

Period - From 24/06/2021 to 18/08/2021 Source Pricefinder

#### 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
--------------------------------	-------	--------------

1 32 Ambrose Crescent West Wodonga VIC 3690	\$415,000.00	24/06/2021
2 5 Hook Court, West Wodonga VIC 3690	\$420,000.00	29/06/2021
3 29 Ambrose Crescent, West Wodonga VIC 3690	\$415,000.00	18/08/2021

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: 22/09/2021