

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

46 PEELER STREET 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

Suburb

Wodonga

Period-from

01 Jul 2022

to

30 Jun 2023

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

5 GRIEVE WAY WODONGA VIC 3690	\$600,000	07-Oct-22
4 JACKA STREET WODONGA VIC 3690	\$555,000	03-Nov-22
53 INWOOD CRESCENT WODONGA VIC 3690	\$548,500	22-Dec-22

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.

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**5 GRIEVE WAY WODONGA VIC
3690**

3 2 2

Sold Price

\$600,000

Sold Date

07-Oct-22

Distance

0.4km**4 JACKA STREET WODONGA VIC
3690**

3 2 2

Sold Price

\$555,000

Sold Date

03-Nov-22

Distance

0.53km**53 INWOOD CRESCENT
WODONGA VIC 3690**

3 2 2

Sold Price

\$548,500

Sold Date

22-Dec-22

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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