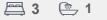


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

23 GARNET CIRCUIT, WEST WODONGA,







Indicative Selling Price

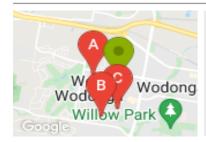
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$420,000

Provided by: Terry Hill, Professionals Wodonga

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$430,000

01 January 2021 to 31 December 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 SONIA CRT, WEST WODONGA, VIC 3690







Sale Price

**\$430,000

Sale Date: 25/02/2022

Distance from Property: 711m





117 MARSHALL ST, WEST WODONGA, VIC









Sale Price

\$420,000

Sale Date: 15/12/2021

Distance from Property: 1.1km





5 SINNETT CRT, WEST WODONGA, VIC 3690







Sale Price

\$429,000

Sale Date: 07/12/2021

Distance from Property: 800m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

23 GARNET CIRCUIT, WEST WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Single Price:	\$420,000
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Median sale price

Median price	\$430,000	Property type	Commercial	Suburb	WEST WODONGA
Period	01 January 2021 to 31 2021	December	Source	P	ricefinder

Comparable property sales

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
7 SONIA CRT, WEST WODONGA, VIC 3690	**\$430,000	25/02/2022
117 MARSHALL ST, WEST WODONGA, VIC 3690	\$420,000	15/12/2021
5 SINNETT CRT, WEST WODONGA, VIC 3690	\$429,000	07/12/2021

This Statement of Information was prepared on:

01/03/2022

