

## 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

16 COLE COURT WODONGA VIC 3690

### 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Wodonga

Period-from

01 Sep 2021

to

31 Aug 2022

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

38 HARTWIG ROAD WODONGA VIC 3690	\$680,000	20-Jun-22
20 WINDSOR STREET WODONGA VIC 3690	\$780,000	21-Jun-22
30 BARTON STREET WEST WODONGA VIC 3690	\$760,000	25-Jun-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.~~

This Statement of Information was prepared on: 12 September 2022



## 38 HARTWIG ROAD WODONGA VIC 3690

3 2 2

Sold Price

**\$680,000**

Sold Date

**20-Jun-22**

Distance

**1.69km**



## 20 WINDSOR STREET WODONGA VIC 3690

5 2 2

Sold Price

**\$780,000**

Sold Date

**21-Jun-22**

Distance

**2.17km**



## 30 BARTON STREET WEST WODONGA VIC 3690

3 2 2

Sold Price

**\$760,000**

Sold Date

**25-Jun-22**

Distance

**2.42km**



## 16 GARDEN COVE WEST WODONGA VIC 3690

3 2 2

Sold Price

**\$710,000**

Sold Date

**08-Jul-22**

Distance

**2.65km**



## 65 AVONDALE DRIVE WODONGA VIC 3690

4 2 2

Sold Price

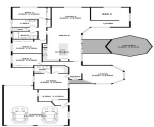
<sup>RS</sup> **\$780,000** <sup>UN</sup>

Sold Date

**15-Jul-22**

Distance

**2.77km**



## 37 SANCTUARY BOULEVARD WODONGA VIC 3690

5 2 3

Sold Price

**\$780,000**

Sold Date

**13-Jul-22**

Distance

**2.94km**

RS = Recent sale

UN = Undisclosed Sale

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## 15A MCSWINEY COURT LENEVA VIC 3691

4 2 2

Sold Price

<sup>RS</sup> **\$715,000** <sup>UN</sup>

Sold Date **02-Sep-22**

Distance **3.45km**



## 3 INVERNESS STREET WEST WODONGA VIC 3690

5 2 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **02-Aug-22**

Distance **3.46km**



## 4 TOY COURT WEST WODONGA VIC 3690

4 2 2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **25-Jul-22**

Distance **3.84km**



## 7 VINING COURT WODONGA VIC 3690

4 2 2

Sold Price

**\$760,000**

Sold Date **18-Jul-22**

Distance **4.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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