

## 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  
Including suburb and  
postcode

1/143 Lawrence 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

\$229,990

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$209,500

\*House

\*Unit

X

Suburb

Wodonga

Period-from

01 Jun 2018

to

31 May 2019

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

1/35 Thomas Mitchell Drive Wodonga VIC 3690	\$226,000	08-Jan-19
3/25 Leonard Street Wodonga VIC 3690	\$210,000	29-Nov-18
2/2 Dane Place Wodonga VIC 3690	\$227,000	10-Apr-19

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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**1/35 Thomas Mitchell Drive  
 Wodonga VIC 3690**

 3  1  1

Sold Price **\$226,000** Sold Date **08-Jan-19**

Distance **0.27km**



**3/25 Leonard Street Wodonga VIC  
 3690**

 2  2  1

Sold Price **\$210,000** Sold Date **29-Nov-18**

Distance **0.82km**



**2/2 Dane Place Wodonga VIC 3690**

 2  1  1

Sold Price **\$227,000** Sold Date **10-Apr-19**

Distance **1.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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