

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 13 Riverview Terrace Wodonga VIC 3690

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)~~Single price \$~~ _____ or range between \$529,500.00 & \$550,000.00

Median sale price

Median price \$535,000.00 Property Type House Suburb or
Locality Wodonga

Period - From 26/03/2024 to 08/08/2024 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
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1 4 Williams Street Wodonga VIC 3690	\$550,000.00	26/03/2024
2 15 Lauren Place, Wodonga VIC 3690	\$529,500.00	11/06/2024
3 15 Pickering Place, Wodonga VIC 3690	\$542,000.00	08/08/2024

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: 02/09/2024