# 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

7 VICTORIA CROSS PARADE 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	\$660,000	- or range- between-		
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$531,000	Prope	erty type		House	Suburb	Wodonga
Period-from	01 Nov 2022	to	31 Oct 2	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
24B KITE PLACE LENEVA VIC 3691	\$690,000	23-Aug-23
8 FRENCH TERRACE WODONGA VIC 3690	\$680,000	28-Feb-23
88 YARRALUMLA DRIVE WODONGA VIC 3690	\$675,500	20-Mar-23

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: 20 November 2023

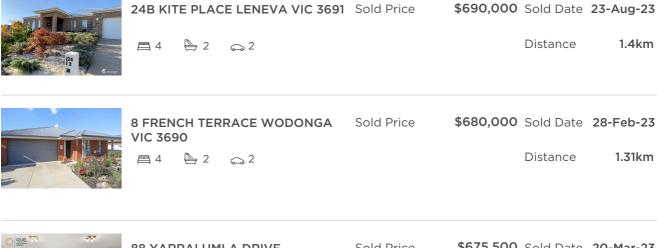


consumer.vic.gov.au

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**88 YARRALUMLA DRIVE** WODONGA VIC 3690

Sold Price

\$675,500 Sold Date 20-Mar-23

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

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