

STATEMENT OF INFORMATION

55 MELROSE DRIVE, WEST WODONGA, VIC 3690 PREPARED BY ROB GROAT, ONE AGENCY ALBURY WODONGA

ONEAGENCY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 MELROSE DRIVE, WEST WODONGA, 🚐 3 😩 -







Indicative Selling Price

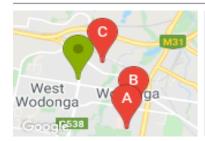
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$449,000

Provided by: Leanne Downing, One Agency Albury Wodonga

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$395,000

01 July 2020 to 30 June 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.



74 CHARLES ST, WODONGA, VIC 3690







Sale Price

\$439,000

Sale Date: 02/07/2021

Distance from Property: 1.9km





36 WILLIAM ST, WODONGA, VIC 3690









Sale Price \$439,500

Sale Date: 28/06/2021

Distance from Property: 1.7km





24 CROYLAND ST, WODONGA, VIC 3690







Sale Price

\$445,000

Sale Date: 20/05/2021

Distance from Property: 815m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 |

55 MELROSE DRIVE, WEST WODONGA, VIC 3690

Indicative selling price

| | | | | , , , ,, |
|-----------------|---------|-------|--------------------|---------------------|
| For the meaning | of this | price | see consumer.vic.d | gov.au/underguoting |

| Single Price: | \$449,000 |
|---------------|-----------|
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Median sale price

| Median price | \$395,000 | Property type | House | Suburb | WEST WODONGA |
|--------------|------------------------------|---------------|--------|--------|--------------|
| Period | 01 July 2020 to 30 June 2021 | | Source | F | oricefinder |

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 |
|-----------------------------------|-----------|--------------|
| 74 CHARLES ST, WODONGA, VIC 3690 | \$439,000 | 02/07/2021 |
| 36 WILLIAM ST, WODONGA, VIC 3690 | \$439,500 | 28/06/2021 |
| 24 CROYLAND ST, WODONGA, VIC 3690 | \$445,000 | 20/05/2021 |

This Statement of Information was prepared on:

14/09/2021

