# **STATEMENT OF INFORMATION**

16 NELSON COURT, WODONGA, VIC 3690 PREPARED BY CLINT ILSLEY, WODONGA REAL ESTATE





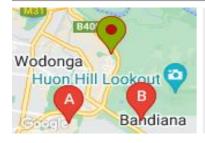


### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## WODONGA, VIC, 3690

**Suburb Median Sale Price (House)** 

\$479,500

01 July 2021 to 30 June 2022

Provided by: pricefinder

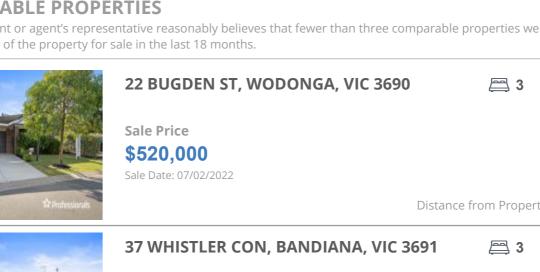
## **COMPARABLE PROPERTIES**

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.





Distance from Property: 2.1km





This report has been compiled on 30/08/2022 by Wodonga Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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# 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

Address Including suburb and postcode

16 NELSON COURT, WODONGA, VIC 3690

#### Indicative selling price

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

Single Price:

\$539,000

#### Median sale price

Median price	\$479,500	Property type	House	Suburb	WODONGA
Period	01 July 2021 to 30 Jun	e 2022	Source	pricefinder	

#### **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
22 BUGDEN ST, WODONGA, VIC 3690	\$520,000	07/02/2022
37 WHISTLER CON, BANDIANA, VIC 3691	\$586,000	17/06/2022

This Statement of Information was prepared on: 3

30/08/2022

