

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

6 AIREY COURT WEST 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

West Wodonga

Period-from

01 Aug 2023

to

31 Jul 2024

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

19 WILLOUGHBY AVENUE WEST WODONGA VIC 3690	\$628,000	21-Dec-23
5 SHARP COURT WEST WODONGA VIC 3690	\$595,000	30-Aug-23
33 INNISBROOK AVENUE WEST WODONGA VIC 3690	\$605,000	13-Mar-24

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: 26 August 2024



**19 WILLOUGHBY AVENUE WEST
WODONGA VIC 3690**

 4  2  2

Sold Price

\$628,000

Sold Date

21-Dec-23

Distance

0.32km



**5 SHARP COURT WEST WODONGA
VIC 3690**

 4  2  2

Sold Price

\$595,000

Sold Date

30-Aug-23

Distance

0.46km



**33 INNISBROOK AVENUE WEST
WODONGA VIC 3690**

 4  2  2

Sold Price

\$605,000

Sold Date

13-Mar-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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