

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

116 TARAKAN STREET 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Wodonga

Period-from

01 Oct 2021

to

30 Sep 2022

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

100 TARAKAN STREET WODONGA VIC 3690	\$522,500	08-Oct-22
15 MARK STREET WODONGA VIC 3690	\$475,000	22-Aug-22
251 BEECHWORTH ROAD WODONGA VIC 3690	\$595,000	03-Sep-22

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: 12 October 2022

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100 TARAKAN STREET WODONGA VIC 3690

Sold Price

^{RS}

\$522,500

Sold Date

08-Oct-22



3



1



4

Distance

0.12km



15 MARK STREET WODONGA VIC 3690

Sold Price

\$475,000

Sold Date

22-Aug-22



2



1



2

Distance

0.74km



251 BEECHWORTH ROAD WODONGA VIC 3690

Sold Price

^{RS}

\$595,000

Sold Date

03-Sep-22



3



1



1

Distance

0.75km



48 BROCKLEY STREET WODONGA VIC 3690

Sold Price

\$549,000

Sold Date

12-May-22



3



2



3

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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