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

3 DELAWARE COURT 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	\$749,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$540,000	Property type		House		Suburb	Wodonga	
Period-from	01 Jan 2023	to	31 Dec 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
65 AVONDALE DRIVE WODONGA VIC 3690	\$775,000	30-Oct-23
12 KOENDIDDA COURT WODONGA VIC 3690	\$760,000	12-Sep-23
52 BALLARA DRIVE WEST WODONGA VIC 3690	\$745,000	04-Oct-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.

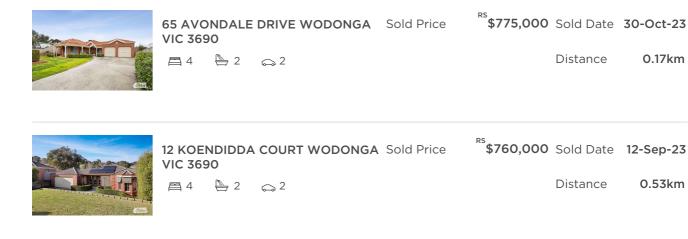
This Statement of Information was prepared on: 22 January 2024



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	LARA DRIVE WEST NGA VIC 3690		Sold Price	^{RS} \$745,000	Sold Date	04-Oct-23	
E 5	3	ç 2				Distance	0.87km

RS = Recent sale UN = Undisclosed Sale

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