

## 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

54 SILKY OAK AVENUE WODONGA VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Wodonga

Period-from

01 Sep 2023

to

31 Aug 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

36 SILKY OAK AVENUE WODONGA VIC 3690	\$942,500	11-Sep-24
16 CUTLER CRESCENT WODONGA VIC 3690	\$862,000	04-Aug-24
37 RUTHVEN CIRCUIT WODONGA VIC 3690	\$770,000	15-Dec-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: 24 September 2024

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**36 SILKY OAK AVENUE  
 WODONGA VIC 3690**

4 2 2

Sold Price <sup>RS</sup> **\$942,500** <sup>UN</sup> Sold Date **11-Sep-24**

Distance **0.2km**



**16 CUTLER CRESCENT WODONGA  
 VIC 3690**

4 2 2

Sold Price <sup>RS</sup> **\$862,000** Sold Date **04-Aug-24**

Distance **1.57km**



**37 RUTHVEN CIRCUIT WODONGA  
 VIC 3690**

4 2 2

Sold Price **\$770,000** Sold Date **15-Dec-23**

Distance **1.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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