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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address

Including suburb and  
postcode 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 \$475,000 or range between \$\* & \$

#### Median sale price

Median price \$449,500 Property Type 4 BR House Suburb Helensvale

Period - From 1/3/2020 to 31/3/2021 Source realestate.com.au

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1 24 Ruthven St on 438 sqm	\$460,000	2/3/2021
2 7 Derrick Street on 672 sqm	\$495,000	27/11/2020
3 6 Gurney Cres on 512sqm	\$490,000	16/12/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 8/4/2021