

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 CAMPBELL AVENUE WEST WODONGA VIC 3690

Address

Including suburb and postcode

Indicative selling price

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

or range
Single
between

\$439,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$263,000

Property type

House

Suburb

West Wodonga

Period-from

01 Apr 2022

to

31 Mar 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
49 MELROSE DRIVE WEST WODONGA VIC 3690	\$430,000	27-Jan-23
19 PITMEDDEN DRIVE WEST WODONGA VIC 3690	\$450,000	21-Dec-22
22 BUCKLAND COURT WEST WODONGA VIC 3690	\$450,000	01-Nov-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: 18 April 2023



consumer.vic.gov.au

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**49 MELROSE DRIVE WEST
WODONGA VIC 3690**

3 1 1

Sold Price **\$430,000** Sold Date **27-Jan-23**Distance **0.24km****19 PITMEDDEN DRIVE WEST
WODONGA VIC 3690**

3 1 2

Sold Price **\$450,000** Sold Date **21-Dec-22**Distance **0.32km****22 BUCKLAND COURT WEST
WODONGA VIC 3690**

3 1 2

Sold Price Sold Date **01-Nov-22**Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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