

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

4 SARAH STREET WAHGUNYAH VIC 3687

Indicative selling price

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

Single Price

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Wahgunyah

Period-from

01 Nov 2022

to

31 Oct 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

18 ASH AVENUE COROWA NSW 2646	\$515,000	23-May-22
2 JASMIN COURT COROWA NSW 2646	\$455,000	29-Jun-22
62 EDWARD STREET COROWA NSW 2646	\$465,000	05-Jul-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: 21 November 2023

Lexley Sewell
 P 02 6024 9222
 M 0427 249 222
 E lexley@wodongafn.com.au



18 ASH AVENUE COROWA NSW 2646

3 1 2

Sold Price **\$515,000** Sold Date **23-May-22**

Distance **2.48km**



2 JASMIN COURT COROWA NSW 2646

3 2 1

Sold Price **\$455,000** Sold Date **29-Jun-22**

Distance **3.31km**



62 EDWARD STREET COROWA NSW 2646

3 1 2

Sold Price **\$465,000** Sold Date **05-Jul-22**

Distance **1.54km**



3 AIRLIE STREET COROWA NSW 2646

3 1 2

Sold Price **\$420,000** Sold Date **15-Dec-22**

Distance **2km**



8 MOODEMERE STREET RUTHERGLEN VIC 3685

3 1 1

Sold Price ^{RS} **\$460,000** Sold Date **28-Jul-23**

Distance **6.5km**



132 HAMMER STREET HOWLONG NSW 2643

3 1 1

Sold Price **\$475,000** Sold Date **02-Aug-23**

Distance **20.69km**

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Lexley Sewell
 P 02 6024 9222
 M 0427 249 222
 E lexley@wodongafn.com.au



**1 MATTHEW COURT COROWA
 NSW 2646**

3 1 2

Sold Price **\$435,000** Sold Date **18-Aug-22**

Distance **2.82km**



**21B ELIZABETH STREET
 WAHGUNYAH VIC 3687**

3 1 3

Sold Price **\$425,000** Sold Date **27-May-22**

Distance **0.33km**

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.