

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

7 OAKMONT CIRCUIT WEST 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

House

Suburb

West Wodonga

Period-from

01 Nov 2021

to

31 Oct 2022

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

1 FIRESTONE WAY WEST WODONGA VIC 3690	\$470,000	09-Aug-22
31 BIRDIE STREET WEST WODONGA VIC 3690	\$486,000	29-Mar-22
1 BERESFORD COURT WEST WODONGA VIC 3690	\$490,000	11-May-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: 09 November 2022

	1 FIRESTONE WAY WEST WODONGA VIC 3690 3 1 2 Distance 0.1km	Sold Price \$470,000 Sold Date 09-Aug-22
	31 BIRDIE STREET WEST WODONGA VIC 3690 3 1 2 Distance 0.28km	Sold Price \$486,000 Sold Date 29-Mar-22
	1 BERESFORD COURT WEST WODONGA VIC 3690 3 1 2 Distance 1.12km	Sold Price \$490,000 Sold Date 11-May-22
	9 HOWQUA CIRCUIT WEST WODONGA VIC 3690 3 1 2 Distance 1.15km	Sold Price \$470,000 Sold Date 20-Oct-22
	36 PEACOCK AVENUE WEST WODONGA VIC 3690 3 1 1 Distance 1.54km	Sold Price \$495,000 Sold Date 22-Apr-22

RS = Recent sale UN = Undisclosed Sale

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