

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

183 LAWRENCE STREET 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

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Wodonga

Period-from

01 Mar 2023

to

29 Feb 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

12 MITCHELL STREET WODONGA VIC 3690	\$775,000	08-Dec-22
57 STANLEY STREET WODONGA VIC 3690	\$725,000	03-Jun-23
8 COLE COURT WODONGA VIC 3690	\$735,000	18-Feb-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: 06 March 2024


12 MITCHELL STREET WODONGA VIC 3690
 4  2  2

Sold Price

\$775,000

Sold Date

08-Dec-22

Distance

0.56km

57 STANLEY STREET WODONGA VIC 3690
 -  -  -

Sold Price

\$725,000

Sold Date

03-Jun-23

Distance

0.66km

8 COLE COURT WODONGA VIC 3690
 5  2  4

Sold Price

\$735,000

Sold Date

18-Feb-23

Distance

0.9km

18 BATT AVENUE WODONGA VIC 3690
 3  1  2

Sold Price

\$770,000

Sold Date

19-Dec-22

Distance

0.94km

25 HOVELL STREET WODONGA VIC 3690
 3  1  3

Sold Price

\$720,000

Sold Date

08-Sep-22

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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