



SL Richter Family Trust T/A Hudson Property Agents
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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Cormorant Ave, Bandiana

Including suburb or WODONGA
locality and postcode

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 \$445,000 & \$465,000

Median sale price

Median price \$449,500 Property Type House Suburb or Locality Wodonga

Period - From 1-4-2020 to 30-03-2021 Source realestate.com.au

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 7 Whistler Concourse	\$447,000	19-01-2021
2 4 Whistler Concourse (3BR)	\$435,000	02-01-2021
3 21 Wintersun Pde (3BR)	\$440,000	15-01-2021

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: 12-5-21