

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

68 CASTLE CREEK ROAD 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Wodonga

Period-from

01 Dec 2022

to

30 Nov 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

64 CASTLE CREEK ROAD WODONGA VIC 3690	\$685,000	28-Nov-23
19 PARNABY STREET WODONGA VIC 3690	\$630,000	22-May-23
15 KINCHINGTON ROAD LENEVA VIC 3691	\$655,000	28-Mar-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: 19 December 2023

Margy Meehan
P 0260590611
M 0419972735
E Margy.meehan@obre.com.au



**64 CASTLE CREEK ROAD
WODONGA VIC 3690**

4 2 2

Sold Price

^{RS} **\$685,000** Sold Date **28-Nov-23**

Distance **0.04km**



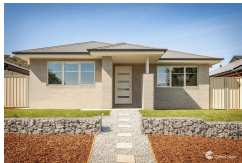
**19 PARNABY STREET WODONGA
VIC 3690**

4 2 2

Sold Price

\$630,000 Sold Date **22-May-23**

Distance **0.27km**



**15 KINCHINGTON ROAD LENEVA
VIC 3691**

4 2 2

Sold Price

\$655,000 Sold Date **28-Mar-23**

Distance **1.19km**

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

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