

STATEMENT OF INFORMATION

11 RICHARDSON STREET, WODONGA, VIC 3690 PREPARED BY JAMIE MAYNARD, ELDERS REAL ESTATE WODONGA





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 RICHARDSON STREET, WODONGA, VIC 3 🕒 1







Indicative Selling Price

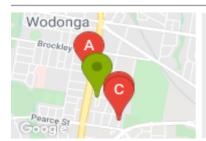
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Jamie Maynard, Elders Real Estate Wodonga

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$342,000

01 July 2019 to 30 June 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



243 BEECHWORTH RD, WODONGA, VIC 3690







Sale Price

*\$305,000

Sale Date: 17/06/2020

Distance from Property: 333m





105 TARAKAN ST, WODONGA, VIC 3690









Sale Price

\$240,000

Sale Date: 03/06/2020

Distance from Property: 395m





113 TARAKAN ST, WODONGA, VIC 3690







Sale Price

\$368,000

Sale Date: 25/03/2020

Distance from Property: 432m



This report has been compiled on 18/08/2020 by Elders Real Estate Wodonga. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	11 RICHARDSON STREET, WODONGA, VIC 3690
Indicative selling	price

For the meaning of this price see consumer.vic.gov.au/underquoting Price Range:

Median sale price

Median price	\$342,000	Property type	House	Suburb	WODONGA
Period	01 July 2019 to 30 June 2020		Source	pricefinder	

Comparable property sales

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
243 BEECHWORTH RD, WODONGA, VIC 3690	*\$305,000	17/06/2020
105 TARAKAN ST, WODONGA, VIC 3690	\$240,000	03/06/2020
113 TARAKAN ST, WODONGA, VIC 3690	\$368,000	25/03/2020

This Statement of Information was prepared on:

18/08/2020

