

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

32 ROGERS AVENUE 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Wodonga

Period-from

01 Feb 2022

to

31 Jan 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

39 GRATWICK VIEW WODONGA VIC 3690	\$845,000	05-Apr-22
1C CARLISLE CRESCENT WODONGA VIC 3690	\$1,060,000	03-Oct-22
3 ALL SAINTS COURT WODONGA VIC 3690	\$950,000	14-Jun-21

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: 28 February 2023

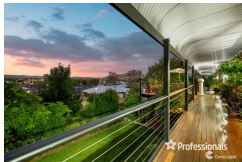


39 GRATWICK VIEW WODONGA VIC 3690

4 2 2

Sold Price **\$845,000** Sold Date **05-Apr-22**

Distance **0.36km**



1C CARLISLE CRESCENT WODONGA VIC 3690

5 3 2

Sold Price **\$1,060,000** Sold Date **03-Oct-22**

Distance **0.46km**



3 ALL SAINTS COURT WODONGA VIC 3690

5 2 2

Sold Price **\$950,000** Sold Date **14-Jun-21**

Distance **1.08km**



8 MCSWINEY COURT LENEVA VIC 3691

4 2 2

Sold Price **\$870,000** Sold Date **14-Apr-22**

Distance **1.23km**



138 STREETS ROAD LENEVA VIC 3691

4 2 2

Sold Price **\$850,000** Sold Date **11-Mar-22**

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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