



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Emerald Avenue, WODONGA 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$330,000**

### Median sale price

Median **House** for **WODONGA** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$322,500**

### 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 the most comparable to the property for sale.

**5 Pearl Place,**  
West Wodonga 3690

Price **\$335,000** Sold 22 June  
2018

**2 Opal Court,**  
West Wodonga 3690

Price **\$350,000** Sold 05 June  
2018

**5 Garnet Circuit,**  
West Wodonga 3690

Price **\$330,000** Sold 17 May  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Elders Real Estate Wodonga

140-142 High Street,  
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#### Contact agents



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