

# 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  
Including suburb or  
locality and postcode

37 Hartwig 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

\$470,000

or range between

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&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$317,500

\*House

X

\*Unit

Suburb  
or locality

Wodonga

Period - From

June 2016

to

May 2017

Source

Core Logic

### 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 – 24 Whernside Drive Wodonga	\$403,000	14/10/16
2 – 14 Jevington Drive Wodonga	\$500,000	22/10/16
3 – 43 Hartwig Road Wodonga	\$520,000	05/08/16

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.~~