

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

45 MELROSE DRIVE WEST 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

West Wodonga

Period-from

01 Mar 2023

to

29 Feb 2024

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

17 WORNES DRIVE WODONGA VIC 3690	\$459,000	18-Jan-24
24 MAGNOLIA CRESCENT WODONGA VIC 3690	\$489,000	16-Aug-23
22 ANGUS AVENUE WEST WODONGA VIC 3690	\$499,000	23-Aug-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: 05 March 2024



17 WORNES DRIVE WODONGA VIC 3690

Sold Price

^{RS}

\$459,000

Sold Date

18-Jan-24

 3

 1

 5

Distance

0.27km



**24 MAGNOLIA CRESCENT
WODONGA VIC 3690**

Sold Price

\$489,000

Sold Date

16-Aug-23

 4

 2

 2

Distance

0.48km



**22 ANGUS AVENUE WEST
WODONGA VIC 3690**

Sold Price

\$499,000

Sold Date

23-Aug-23

 3

 1

 -

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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