

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

38 MENZIES STREET 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,500

Property type

House

Suburb

West Wodonga

Period-from

01 Nov 2023

to

31 Oct 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

13 SLADEN COURT WEST WODONGA VIC 3690	\$620,000	08-Jul-24
29 HARTWIG ROAD WODONGA VIC 3690	\$600,000	04-Jul-24
3 HARDIE COURT WODONGA VIC 3690	\$610,000	30-Aug-24

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.~~

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**13 SLADEN COURT WEST
WODONGA VIC 3690**

 3  2  2

Sold Price

^{RS} **\$620,000** Sold Date **08-Jul-24**

Distance **0.28km**



**29 HARTWIG ROAD WODONGA
VIC 3690**

 4  2  2

Sold Price

^{RS} **\$600,000** Sold Date **04-Jul-24**

Distance **0.99km**



**3 HARDIE COURT WODONGA VIC
3690**

 4  2  2

Sold Price

^{RS} **\$610,000** Sold Date **30-Aug-24**

Distance **4.52km**

RS = Recent sale

UN = Undisclosed Sale

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