

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

7 Powell Court 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Wodonga

Period-from

01 Dec 2020

to

30 Nov 2021

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

4 Stableford Place West Wodonga VIC 3690	\$1,416,000	12-Nov-21
19 Peregrine Place Wodonga VIC 3690	\$1,240,000	07-Jun-21
23 Lambourn Drive West Wodonga VIC 3690	\$1,100,000	22-Oct-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: 11 December 2021



4 Stableford Place West Wodonga VIC 3690

4 3 4

Sold Price

^{RS} **\$1,416,000** ^{UN}

Sold Date

12-Nov-21

Distance

2.92km



19 Peregrine Place Wodonga VIC 3690

4 2 4

Sold Price

\$1,240,000

Sold Date

07-Jun-21

Distance

1.59km



23 Lambourn Drive West Wodonga VIC 3690

4 2 2

Sold Price

^{RS} **\$1,100,000** ^{UN}

Sold Date

22-Oct-21

Distance

4.4km



61 Barton Street West Wodonga VIC 3690

4 3 3

Sold Price

\$1,150,000

Sold Date

20-Jun-21

Distance

1.05km



92 Huon Creek Road Wodonga VIC 3690

4 3 3

Sold Price

^{RS} **\$1,150,000**

Sold Date

15-Oct-21

Distance

1.32km



459 Hovell Street South Albury NSW 2640

4 2 2

Sold Price

\$1,265,000

Sold Date

31-Jul-21

Distance

7.44km

RS = Recent sale

UN = Undisclosed Sale

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**288 Walsh Street East Albury NSW
2640**

Sold Price

\$1,225,000

Sold Date

18-Jun-21



5



2



3

Distance

8.33km

RS = Recent sale

UN = Undisclosed Sale

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