

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

1/22 McEwen Crescent 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

or range
between

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Unit

Suburb

West Wodonga

Period-from

01 Jan 2021

to

31 Dec 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

1/12 McEwen Crescent West Wodonga VIC 3690	\$205,000	21-Jan-20
3/17 Eltham Court Wodonga VIC 3690	\$242,000	25-Feb-21
2/5 Fadden Court West Wodonga VIC 3690	\$235,000	10-Aug-20

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: 24 January 2022


**1/12 McEwen Crescent West
Wodonga VIC 3690**
 2  1  1

Sold Price

\$205,000

Sold Date

21-Jan-20

Distance

0.11km

**3/17 Eltham Court Wodonga VIC
3690**
 2  1  1

Sold Price

\$242,000

Sold Date

25-Feb-21

Distance

0.67km

**2/5 Fadden Court West Wodonga
VIC 3690**
 2  1  1

Sold Price

\$235,000

Sold Date

10-Aug-20

Distance

0.44km
**2/4 Chifley Street West Wodonga
VIC 3690**
 2  1  1

Sold Price

\$255,000

Sold Date

24-Jun-21

Distance

0.23km

**1/28 McEwen Crescent West
Wodonga VIC 3690**
 2  1  1

Sold Price

\$225,000

Sold Date

16-Apr-21

Distance

0.06km

**2/5 Lyons Place West Wodonga
VIC 3690**
 2  1  1

Sold Price

\$244,000

Sold Date

22-Jan-20

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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**2/5 Lynch Court West Wodonga
VIC 3690**
 2  1  1

Sold Price

\$296,000

Sold Date

19-May-21

Distance

0.65km

**1/3 Forde Court West Wodonga
VIC 3690**
 2  1  1

Sold Price

\$301,250

Sold Date

20-Sep-21

Distance

0.33km

**3/9 Scullin Court West Wodonga
VIC 3690**
 2  1  1

Sold Price

\$269,000

Sold Date

28-Jun-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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