



SL Richter Family Trust T/A Hudson Property Agents
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Member of REIQ

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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 Wodonga, Victoria

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price 555,555 or range between _____ & _____

Median sale price

Median price 593,000 Property Type house 4 bed Suburb or Locality Wodonga

Period - From 16/08/21 to 15/08/22 Source www.realestate.com.au

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 11 Middleton Cres Wodonga	\$615,000	05/06/2022
2 13 Gurney Cres, Wodonga	\$600,000	05/05/2022
3 5 O'Meara St, Wodonga	\$539,200	06/06/2022

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: 02/08/2022