

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

13 Iron Way 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Other

Suburb

West Wodonga

Period-from

01 Jun 2019

to

31 May 2020

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

25 Iron Way West Wodonga VIC 3690	\$445,000	12-Jun-20
18 Cottlesloe Court West Wodonga VIC 3690	\$460,000	11-Mar-20
8 Garden Cove West Wodonga VIC 3690	\$418,500	29-May-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: 25 June 2020

Angela Hunter
 M 0419752776
 E angela@wodongafn.com.au



25 Iron Way West Wodonga VIC 3690

3 2 2

Sold Price

\$445,000

Sold Date

12-Jun-20

Distance

0.12km



18 Cottlesloe Court West Wodonga VIC 3690

3 2 2

Sold Price

\$460,000

Sold Date

11-Mar-20

Distance

0.64km



8 Garden Cove West Wodonga VIC 3690

3 2 2

Sold Price

\$418,500

Sold Date

29-May-20

Distance

0.58km



9 Iron Way West Wodonga VIC 3690

4 2 2

Sold Price

\$410,000

Sold Date

21-Feb-20

Distance

0.04km



20 Iron Way West Wodonga VIC 3690

3 2 2

Sold Price

\$355,000

Sold Date

12-Jul-19

Distance

0.15km



13 Cottlesloe Court West Wodonga VIC 3690

3 2 2

Sold Price

\$392,500

Sold Date

13-Sep-19

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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