

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

29 MCGAFFINS ROAD 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,500

Property type

Land

Suburb

West Wodonga

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 BITALI STREET HUON CREEK VIC 3691	\$1,280,000	24-Nov-22
10 PARKFIELD DRIVE WODONGA VIC 3690	\$1,250,000	30-May-22
98 COYLES ROAD WEST WODONGA VIC 3690	\$1,340,000	06-Jun-23

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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5 BITALI STREET HUON CREEK VIC 3691

Sold Price **\$1,280,000** Sold Date **24-Nov-22**

4 2 2

Distance **3.11km**



10 PARKFIELD DRIVE WODONGA VIC 3690

Sold Price **\$1,250,000** Sold Date **30-May-22**

4 2 3

Distance **4.14km**



98 COYLES ROAD WEST WODONGA VIC 3690

Sold Price **\$1,340,000** Sold Date **06-Jun-23**

- - -

Distance **2.4km**

RS = Recent sale

UN = Undisclosed Sale

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