

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

9 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

West Wodonga

Period-from

01 May 2022

to

30 Apr 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

7 RIVERSDALE PLACE WEST WODONGA VIC 3690	\$1,050,000	13-Aug-22
96 HUON CREEK ROAD WODONGA VIC 3690	\$1,125,000	07-Apr-22
14 INNISFREE DRIVE WEST WODONGA VIC 3690	\$1,185,000	17-Jun-22

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 May 2023


**7 RIVERSDALE PLACE WEST
WODONGA VIC 3690**
 4  2  4

Sold Price **\$1,050,000** Sold Date **13-Aug-22**

Distance **0.58km**

**96 HUON CREEK ROAD
WODONGA VIC 3690**
 4  2  2

Sold Price **\$1,125,000** Sold Date **07-Apr-22**

Distance **3.31km**

**14 INNISFREE DRIVE WEST
WODONGA VIC 3690**
 4  2  5

Sold Price **\$1,185,000** Sold Date **17-Jun-22**

Distance **0.6km**
RS = Recent sale

UN = Undisclosed Sale

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