

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

8 McCulloch 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,500

Property type

House

Suburb

West Wodonga

Period-from

01 Oct 2020

to

30 Sep 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

14 Kerferd Court West Wodonga VIC 3690	\$565,000	10-Feb-21
36 Barton Street West Wodonga VIC 3690	\$565,000	09-Mar-21
29 Prendergast Street West Wodonga VIC 3690	\$570,000	12-Oct-21

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: 15 October 2021

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**14 Kerferd Court West Wodonga
VIC 3690**

4 2 2

Sold Price

\$565,000

Sold Date

10-Feb-21

Distance

0.18km



**36 Barton Street West Wodonga
VIC 3690**

4 2 2

Sold Price

Sold Date

09-Mar-21

Distance

0.47km



**29 Prendergast Street West
Wodonga VIC 3690**

3 2 8

Sold Price

^{RS} **\$570,000**

Sold Date

12-Oct-21

Distance

0.75km



**48 Menzies Street West Wodonga
VIC 3690**

4 2 2

Sold Price

\$505,000

Sold Date

27-Aug-21

Distance

0.41km



**19 Lawson Street West Wodonga
VIC 3690**

4 2 2

Sold Price

\$500,000

Sold Date

20-Jun-21

Distance

0.43km



**28 Lawson Street West Wodonga
VIC 3690**

3 2 2

Sold Price

\$519,000

Sold Date

25-Mar-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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