

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

24 MAGNOLIA CRESCENT 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Wodonga

Period-from

01 Jul 2022

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 2 HALL COURT WODONGA VIC 3690 | \$529,000 | 23-Jun-23 |
| 30 MCMAHON PLACE WEST WODONGA VIC 3690 | \$505,500 | 01-May-23 |
| 10 MOONYA DRIVE WODONGA VIC 3690 | \$462,000 | 24-Nov-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: 17 July 2023



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**2 HALL COURT WODONGA VIC
3690**

4 2 2

Sold Price

RS

\$529,000

Sold Date

23-Jun-23

Distance

1.52km**30 MCMAHON PLACE WEST
WODONGA VIC 3690**

4 2 2

Sold Price

\$505,500

Sold Date

01-May-23

Distance

1.77km**10 MOONYA DRIVE WODONGA VIC
3690**

4 1 2

Sold Price

\$462,000

Sold Date

24-Nov-22

Distance

2.17km

RS = Recent sale

UN = Undisclosed Sale

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