

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale


Address  
Including suburb and  
postcode 39 SANS SOUCI DRIVE, WODONGA, VIC 3690

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 440,000 to 449,000

#### Median sale price

Median price \$339,750 House ☒ Unit ☐ Suburb WODONGA  
Period 01 January 2017 to 31 December 2017 Source 

#### Comparable property sales

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
37 HARTWIG RD, WODONGA, VIC 3690	\$457,000	16/10/2017
3 MEMORIAL DR, WODONGA, VIC 3690	*\$455,000	09/11/2017
14 MIRABELLE CRT, WODONGA, VIC 3690	\$439,000	22/12/2016