

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

5 RAVEN COURT 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,250

Property type

House

Suburb

West Wodonga

Period-from

01 Mar 2022

to

28 Feb 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

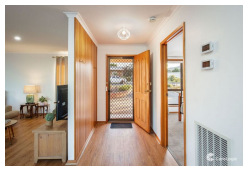
3 TEAL COURT WEST WODONGA VIC 3690	\$480,000	31-Jan-23
73 MARSHALL STREET WEST WODONGA VIC 3690	\$498,500	21-Dec-22
9 MARSHALL STREET WEST WODONGA VIC 3690	\$485,000	03-Aug-22

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: 10 March 2023

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3 TEAL COURT WEST WODONGA VIC 3690

3 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

31-Jan-23

Distance

0.43km



73 MARSHALL STREET WEST WODONGA VIC 3690

3 1 2

Sold Price

\$498,500

Sold Date

21-Dec-22

Distance

0.46km



9 MARSHALL STREET WEST WODONGA VIC 3690

3 1 3

Sold Price

\$485,000

Sold Date

03-Aug-22

Distance

0.79km



32 MCMAHON PLACE WEST WODONGA VIC 3690

3 1 4

Sold Price

\$520,000

Sold Date

23-Nov-22

Distance

1km



25 STAPLETON COURT WODONGA VIC 3690

3 1 2

Sold Price

\$509,000

Sold Date

24-Oct-22

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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