Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

Address
Including suburb and postcode

2 JADE 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	\$510,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$552,000	Prop	erty type	House		Suburb	West Wodonga
Period-from	01 May 2024	to	30 Apr 2	2025	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
70 CHARLES STREET WODONGA VIC 3690	\$515,000	01-Feb-24
6 PEACOCK AVENUE WEST WODONGA VIC 3690	\$540,000	04-Apr-24

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: 27 May 2025



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70 CHARLES STREET WODONGA VIC 3690

\$ 5

Sold Price

\$515,000 Sold Date 01-Feb-24

2.04km Distance

≡ 3

■ 3

6 PEACOCK AVENUE WEST **WODONGA VIC 3690**

₾ 1

Sold Price

\$540,000 Sold Date 04-Apr-24

Distance 1.22km

RS = Recent sale

UN = Undisclosed Sale

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