

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 MCILLREE COURT 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

\$1,250,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Land

Suburb

Wodonga

Period-from

01 Mar 2024

to

28 Feb 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

61 GOLFLINKS AVENUE WEST WODONGA VIC 3690	-	10-Jan-25
110A BREWER DRIVE WEST WODONGA VIC 3690	\$1,385,000	05-Dec-24
320 DAVID STREET SOUTH ALBURY NSW 2640	\$1,200,000	11-Feb-25

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: 24 March 2025



**61 GOLFLINKS AVENUE WEST
WODONGA VIC 3690**

 4  3  1

Sold Price

RS - UN

Sold Date **10-Jan-25**

Distance **3.57km**



**110A BREWER DRIVE WEST
WODONGA VIC 3690**

 5  3  -

Sold Price

RS **\$1,385,000**

Sold Date **05-Dec-24**

Distance **3.66km**



**320 DAVID STREET SOUTH
ALBURY NSW 2640**

 -  -  2

Sold Price

RS **\$1,200,000**

Sold Date **11-Feb-25**

Distance **4.9km**



**56 BREWER DRIVE WEST
WODONGA VIC 3690**

 4  3  -

Sold Price

\$1,320,000

Sold Date **16-Dec-24**

Distance **3.74km**



**19 CORELLA WAY WODONGA VIC
3690**

 5  3  5

Sold Price

\$1,280,000

Sold Date **20-Jan-25**

Distance **3.92km**

RS = Recent sale

UN = Undisclosed Sale

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