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 or locality and postcode	78 Thomas Mitchell Drive, 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	$ 650,000	&	$ 680,000

Median sale price

(*Delete house or unit as applicable)

Median price	$	*House	X	*Unit		Suburb or locality	

Period - From		to		Source	

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
1) 132 Thomas Mitchell Drive, Wodonga VIC 3690	$665,000	October 2026
2) 102 Thomas Mitchell Drive, Wodonga VIC 3690	$649,000	August 2026
3) 5 Iona Court, Wodonga VIC 3690	$635,000	August 2026

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.

Comparable current properties

Address of comparable property	Price
1) 24 Peeler Street, Wodonga VIC 3690	$635,000
2) 3 Merlinda Court, Wodonga VIC 3690	$679,000