

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

8 HUON CREEK ROAD 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Wodonga

Period-from

01 May 2024

to

30 Apr 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

47 NORDSVAN DRIVE WODONGA VIC 3690	\$670,000	17-Feb-25
10 MAYGAR AVENUE WODONGA VIC 3690	\$570,000	14-Feb-25
10 WINDSOR STREET WODONGA VIC 3690	\$585,000	18-Dec-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: 30 May 2025

Vanessa Meehan
P 0260590611
M 0437179714
E vanessa.meehan@obre.com.au



**47 NORDSVAN DRIVE WODONGA
VIC 3690**

4 2 2

Sold Price

\$670,000

Sold Date

17-Feb-25

Distance

0.65km



**10 MAYGAR AVENUE WODONGA
VIC 3690**

4 2 2

Sold Price

\$570,000

Sold Date

14-Feb-25

Distance

0.4km



**10 WINDSOR STREET WODONGA
VIC 3690**

4 2 2

Sold Price

\$585,000

Sold Date

18-Dec-24

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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