

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 SALE VIC 3850

Including suburb or
locality and postcode

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 \$*525,000 & 550,000

Median sale price

Median price \$561,000 Property Type House Suburb or Locality WODONGA

Period - From October 2021 to September 2022 Source www.realestate.com.au

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 14 THE BOULEVARD SALE	\$660,000	30 May 2022
2 14 AUTHORS WAY SALE	\$585,000	04 Aug 2022
3 46 WOONDELLA BOULEVARD SALE	\$530,000	19 Aug 2022

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: 10/10/2022