

## 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

52 WATSON STREET WODONGA VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$367,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,000

Property type

House

Suburb

Wodonga

Period-from

01 Jul 2022

to

30 Jun 2023

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

192 LAWRENCE STREET WODONGA VIC 3690	\$367,500	29-Mar-23
8 HEREFORD STREET WODONGA VIC 3690	\$401,000	25-Oct-22
26 WILSON STREET WODONGA VIC 3690	\$400,000	29-Apr-23

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: 20 July 2023

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**192 LAWRENCE STREET  
WODONGA VIC 3690**

3 1 -

Sold Price **\$367,500** Sold Date **29-Mar-23**

Distance **0.36km**



**8 HEREFORD STREET WODONGA  
VIC 3690**

3 1 2

Sold Price **\$401,000** Sold Date **25-Oct-22**

Distance **0.43km**



**26 WILSON STREET WODONGA  
VIC 3690**

3 1 1

Sold Price **\$400,000** Sold Date **29-Apr-23**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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