

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

1/47 Stanley Street 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

\$395,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$364,500

Property type

Commercial

Suburb

Wodonga

Period-from

01 Jul 2020

to

30 Jun 2021

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

229 Lawrence Street Wodonga VIC 3690	\$360,000	18-May-21
128 Hume Street Wodonga VIC 3690	\$390,000	27-Jan-21
152 Lawrence Street Wodonga VIC 3690	\$620,000	15-Feb-21

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.~~

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229 Lawrence Street Wodonga VIC 3690 Sold Price **\$360,000** Sold Date **18-May-21**
Distance **0.28km**
3 1 4



128 Hume Street Wodonga VIC 3690 Sold Price **\$390,000** Sold Date **27-Jan-21**
Distance **0.55km**
3 2 2



152 Lawrence Street Wodonga VIC 3690 Sold Price **\$620,000** Sold Date **15-Feb-21**
Distance **0.83km**
4 2 2

RS = Recent sale UN = Undisclosed Sale

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