

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

17 MELGAARD COURT 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Wodonga

Period-from

01 Dec 2021

to

30 Nov 2022

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

3 SUTTON COURT WODONGA VIC 3690	\$392,000	11-Oct-22
7 SUTTON COURT WODONGA VIC 3690	\$425,000	07-Aug-22
15 JAMES STREET WODONGA VIC 3690	\$408,500	21-Oct-22

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: 23 December 2022

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3 SUTTON COURT WODONGA VIC 3690 Sold Price **\$392,000** Sold Date **11-Oct-22**
Distance **0.14km**
3 bedrooms, 1 bathroom, 1 car



7 SUTTON COURT WODONGA VIC 3690 Sold Price **\$425,000** Sold Date **07-Aug-22**
Distance **0.17km**
3 bedrooms, 1 bathroom, 2 cars



15 JAMES STREET WODONGA VIC 3690 Sold Price **\$408,500** Sold Date **21-Oct-22**
Distance **0.44km**
3 bedrooms, 1 bathroom, 2 cars



4 SCHLINK STREET WODONGA VIC 3690 Sold Price **\$405,000** Sold Date **19-Sep-22**
Distance **0.5km**
3 bedrooms, 1 bathroom, 1 car

RS = Recent sale UN = Undisclosed Sale

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