

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

13 STARBUSH 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Wodonga

Period-from

01 Oct 2022

to

30 Sep 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

16 STARBUSH ROAD WODONGA VIC 3690	\$260,000	08-Aug-23
4 SKYLILLY LANE BANDIANA VIC 3691	\$265,000	17-Mar-23
23 STARBUSH ROAD WODONGA VIC 3690	\$260,000	13-May-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: 31 October 2023

Lexley Sewell
P 02 6024 9222
M 0427 249 222
E lexley@wodongafn.com.au



16 STARBUSH ROAD WODONGA VIC 3690

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Sold Price

\$260,000

Sold Date **08-Aug-23**

Distance **0.07km**



4 SKYLILLY LANE BANDIANA VIC 3691

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Sold Price

\$265,000

Sold Date **17-Mar-23**

Distance **0.41km**



23 STARBUSH ROAD WODONGA VIC 3690

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Sold Price

\$260,000

Sold Date **13-May-22**

Distance **0.09km**



1 STICKLEWORT STREET WODONGA VIC 3690

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Sold Price

Sold Date **11-Nov-22**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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