

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

2/9 Railway 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$237,250

Property type

Unit

Suburb

Wodonga

Period-from

01 Jun 2020

to

31 May 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

2/218-220 Beechworth Road Wodonga VIC 3690	\$267,250	31-Mar-21
1/49 Vermont Street Wodonga VIC 3690	\$250,000	15-Feb-21
1/34 Campbell Avenue West Wodonga VIC 3690	\$308,000	03-May-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.~~

This Statement of Information was prepared on: 02 June 2021

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**2/218-220 Beechworth Road
Wodonga VIC 3690**

- - 1

Sold Price **\$267,250** Sold Date **31-Mar-21**

Distance **0.81km**



1/49 Vermont Street Wodonga VIC 3690

2 1 1

Sold Price **\$250,000** Sold Date **15-Feb-21**

Distance **0.78km**



**1/34 Campbell Avenue West
Wodonga VIC 3690**

2 1 1

Sold Price ^{RS} **\$308,000** Sold Date **03-May-21**

Distance **1.82km**



**1/22 Mulqueeney Street Wodonga
VIC 3690**

3 1 1

Sold Price **\$290,000** Sold Date **26-Nov-20**

Distance **0.17km**



**2/138 Brockley Street Wodonga
VIC 3690**

2 1 1

Sold Price **\$267,000** Sold Date **11-Sep-20**

Distance **0.63km**



**2/22 Cummings Street Wodonga
VIC 3690**

3 2 2

Sold Price **\$340,000** Sold Date **09-Mar-21**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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3/1-2 Alison Court Wodonga VIC 3690

2 1 1

Sold Price **\$265,500** Sold Date **15-Apr-21**

Distance **0.82km**



3/9-11 Ethel Street Wodonga VIC 3690

3 1 1

Sold Price **\$320,000** Sold Date **25-Nov-20**

Distance **0.9km**



2/269 Lawrence Street Wodonga VIC 3690

2 2 1

Sold Price **\$207,000** Sold Date **20-Nov-20**

Distance **0.98km**



6/4-6 Wilson Street Wodonga VIC 3690

3 1 1

Sold Price **\$355,500** Sold Date **22-Apr-21**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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