

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

56 Menzies Street West 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,500

Property type

House

Suburb

West Wodonga

Period-from

01 Sep 2020

to

31 Aug 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

48 Menzies Street West Wodonga VIC 3690	\$505,000	03-Sep-21
72 Barton Street West Wodonga VIC 3690	\$500,000	30-Aug-21
19 Lawson Street West Wodonga VIC 3690	\$500,000	20-Jun-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: 27 September 2021

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**48 Menzies Street West Wodonga
VIC 3690**

4 2 2

Sold Price

^{RS} **\$505,000**

Sold Date

03-Sep-21

Distance

0.08km



**72 Barton Street West Wodonga
VIC 3690**

4 2 2

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date

30-Aug-21

Distance

0.58km



**19 Lawson Street West Wodonga
VIC 3690**

4 2 2

Sold Price

\$500,000

Sold Date

20-Jun-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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