

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

22 PEARCE 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

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Wodonga

Period-from

01 Apr 2021

to

31 Mar 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

87 MITCHELL STREET WODONGA VIC 3690	\$490,000	17-Dec-21
82 WILLIAM STREET WODONGA VIC 3690	\$480,000	13-Oct-21
46 ELM STREET WODONGA VIC 3690	\$475,000	30-Jan-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.

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87 MITCHELL STREET WODONGA VIC 3690

3 1 2

Sold Price

\$490,000

Sold Date

17-Dec-21

Distance

0.38km



82 WILLIAM STREET WODONGA VIC 3690

4 2 2

Sold Price

\$480,000

Sold Date

13-Oct-21

Distance

0.49km



46 ELM STREET WODONGA VIC 3690

4 2 4

Sold Price

^{RS} **\$475,000** ^{UN}

Sold Date

30-Jan-22

Distance

0.41km

Notes from your agent

\$475,000



8 LAWRY STREET WODONGA VIC 3690

3 1 4

Sold Price

^{RS} **\$412,500**

Sold Date

07-Apr-22

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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