

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 EVANS 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,500

Property type

House

Suburb

Wodonga

Period-from

01 Feb 2022

to

31 Jan 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

4 NORDSVAN DRIVE WODONGA VIC 3690	\$619,000	28-Oct-22
41 HARTWIG ROAD WODONGA VIC 3690	\$605,000	30-Sep-22
7 ROYCE COURT WODONGA VIC 3690	\$625,000	09-Jan-23

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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4 NORDSVAN DRIVE WODONGA VIC 3690

3 2 2

Sold Price

\$619,000

Sold Date

28-Oct-22

Distance

0.46km



41 HARTWIG ROAD WODONGA VIC 3690

4 1 1

Sold Price

\$605,000

Sold Date

30-Sep-22

Distance

0.32km



7 ROYCE COURT WODONGA VIC 3690

3 2 6

Sold Price

^{RS} **\$625,000**

Sold Date

09-Jan-23

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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