

## 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

95B PHILLIPS STREET WODONGA VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$229,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,000

Property type

Other

Suburb

Wodonga

Period-from

01 Sep 2022

to

31 Aug 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 ATHOL STREET WODONGA VIC 3690	\$440,000	15-Jun-23
1/9 CONWAY COURT WODONGA VIC 3690	\$279,000	04-May-23
58 LONDON ROAD WODONGA VIC 3690	\$240,000	23-May-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 ATHOL STREET WODONGA VIC 3690**

Sold Price **\$440,000** Sold Date **15-Jun-23**

3 1 -

Distance **0.27km**

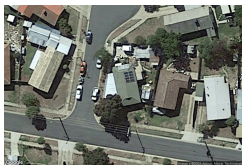


**1/9 CONWAY COURT WODONGA VIC 3690**

Sold Price **\$279,000** Sold Date **04-May-23**

2 1 1

Distance **1.6km**



**58 LONDON ROAD WODONGA VIC 3690**

Sold Price **\$240,000** Sold Date **23-May-23**

3 1 -

Distance **1.42km**

**RS** = Recent sale **UN** = Undisclosed Sale

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