

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 Kenneth Watson Drive Bandiana VIC 3691

Indicative selling price

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

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Bandiana

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

13 Keighran Avenue Wodonga VIC 3690	\$501,000	23-Apr-21
26 Lawrence Street Wodonga VIC 3690	\$465,000	02-Feb-21
12 Bugden Street Wodonga VIC 3690	\$460,000	08-Apr-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.~~

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13 Keighran Avenue Wodonga VIC 3690

Sold Price

\$501,000

Sold Date

23-Apr-21

4 2 2

Distance

1.72km



26 Lawrence Street Wodonga VIC 3690

Sold Price

\$465,000

Sold Date

02-Feb-21

3 2 6

Distance

1.95km



12 Bugden Street Wodonga VIC 3690

Sold Price

\$460,000

Sold Date

08-Apr-21

3 2 -

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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