

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

5 Milend 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

House

Suburb

Wodonga

Period-from

01 Oct 2020

to

30 Sep 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

3 Partridge Way Wodonga VIC 3690	\$470,000	06-May-21
5 Gurney Crescent Wodonga VIC 3690	\$530,000	14-Oct-21
15 McDougall Grove Wodonga VIC 3690	\$513,223	01-Jul-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: 18 October 2021

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3 Partridge Way Wodonga VIC 3690

4 2 2

Sold Price **\$470,000** Sold Date **06-May-21**

Distance **0.78km**



5 Gurney Crescent Wodonga VIC 3690

4 2 2

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **14-Oct-21**

Distance **0.79km**



15 McDougall Grove Wodonga VIC 3690

4 2 2

Sold Price **\$513,223** Sold Date **01-Jul-21**

Distance **0.8km**



22 Ruthven Circuit Wodonga VIC 3690

4 2 2

Sold Price **\$460,000** Sold Date **21-Apr-21**

Distance **0.8km**



3 Maneroo Court Wodonga VIC 3690

4 2 1

Sold Price **\$447,000** Sold Date **17-Jul-21**

Distance **0.98km**

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

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