

## 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

4 SARAH STREET WAHGUNYAH VIC 3687

### 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

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Wahgunyah

Period-from

01 Nov 2022

to

31 Oct 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

18 ASH AVENUE COROWA NSW 2646	\$515,000	23-May-22
2 JASMIN COURT COROWA NSW 2646	\$455,000	29-Jun-22
62 EDWARD STREET COROWA NSW 2646	\$465,000	05-Jul-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.~~

This Statement of Information was prepared on: 21 November 2023

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**18 ASH AVENUE COROWA NSW 2646**

3 1 2

Sold Price

**\$515,000**

Sold Date **23-May-22**

Distance **2.48km**



**2 JASMIN COURT COROWA NSW 2646**

3 2 1

Sold Price

**\$455,000**

Sold Date **29-Jun-22**

Distance **3.31km**



**62 EDWARD STREET COROWA NSW 2646**

3 1 2

Sold Price

**\$465,000**

Sold Date **05-Jul-22**

Distance **1.54km**



**3 AIRLIE STREET COROWA NSW 2646**

3 1 2

Sold Price

**\$420,000**

Sold Date **15-Dec-22**

Distance **2km**



**8 MOODEMERE STREET RUTHERGLEN VIC 3685**

3 1 1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date **28-Jul-23**

Distance **6.5km**



**132 HAMMER STREET HOWLONG NSW 2643**

3 1 1

Sold Price

**\$475,000**

Sold Date **02-Aug-23**

Distance **20.69km**

RS = Recent sale      UN = Undisclosed Sale

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**1 MATTHEW COURT COROWA  
NSW 2646**

3 1 2

Sold Price **\$435,000** Sold Date **18-Aug-22**

Distance **2.82km**



**21B ELIZABETH STREET  
WAHGUNYAH VIC 3687**

3 1 3

Sold Price **\$425,000** Sold Date **27-May-22**

Distance **0.33km**

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

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