

## 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

1 GANNON COURT 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

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Wodonga

Period-from

01 Jun 2022

to

31 May 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

40 WORNES DRIVE WODONGA VIC 3690	\$416,000	02-Feb-23
49 MELROSE DRIVE WEST WODONGA VIC 3690	\$430,000	27-Jan-23
12 TOURMALINE DRIVE WEST WODONGA VIC 3690	\$425,000	02-Feb-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.~~

This Statement of Information was prepared on: 28 June 2023

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**40 WORNES DRIVE WODONGA  
VIC 3690**

3 1 2

Sold Price

**\$416,000**

Sold Date **02-Feb-23**

Distance **0.25km**



**49 MELROSE DRIVE WEST  
WODONGA VIC 3690**

3 1 1

Sold Price

**\$430,000**

Sold Date **27-Jan-23**

Distance **0.58km**



**12 TOURMALINE DRIVE WEST  
WODONGA VIC 3690**

3 2 2

Sold Price

**\$425,000**

Sold Date **02-Feb-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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