

## 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

1/82 Phillips Street Wodonga VIC 3690

### Indicative selling price

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

Single Price

\$389,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$247,500

Property type

Unit

Suburb

Wodonga

Period-from

01 Sep 2020

to

31 Aug 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

8 Cummings Street Wodonga VIC 3690	\$448,000	04-Jun-21
37 Wilson Street Wodonga VIC 3690	\$415,000	04-Sep-21
13 Hensley Court Wodonga VIC 3690	\$412,000	23-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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Harley Maclachlan  
P 026021922  
M 0407403823  
E harley@wodongafn.com.au



**8 Cummings Street Wodonga VIC 3690**

3 2 3

Sold Price

**\$448,000**

Sold Date

**04-Jun-21**

Distance

**0.94km**



**37 Wilson Street Wodonga VIC 3690**

3 1 1

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date

**04-Sep-21**

Distance

**0.86km**



**13 Hensley Court Wodonga VIC 3690**

3 2 1

Sold Price

**\$412,000**

Sold Date

**23-Apr-21**

Distance

**0.99km**



**33 Hensley Court Wodonga VIC 3690**

3 2 1

Sold Price

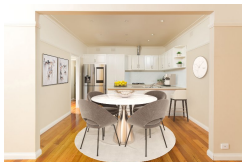
<sup>RS</sup> **\$400,000**

Sold Date

**23-Jul-21**

Distance

**0.9km**



**38 Gordon Street Wodonga VIC 3690**

3 1 2

Sold Price

<sup>RS</sup> **\$385,000** <sup>UN</sup>

Sold Date

**08-Apr-21**

Distance

**0.68km**



**93 Mitchell Street Wodonga VIC 3690**

3 - -

Sold Price

**\$375,000**

Sold Date

**02-Jun-21**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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