

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

2/29 Iron Way West 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$228,500

Property type

Unit

Suburb

West Wodonga

Period-from

01 Jul 2019

to

30 Jun 2020

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 Birdie Street West Wodonga VIC 3690	\$303,000	18-Jan-19
2 Firestone Way West Wodonga VIC 3690	\$325,000	17-Sep-19
11 Inverness Street West Wodonga VIC 3690	\$343,000	29-Aug-19

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: 02 July 2020

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13 Birdie Street West Wodonga VIC 3690 Sold Price **\$303,000** Sold Date **18-Jan-19**
Distance **0.16km**
3 bedrooms, 1 bathroom, 2 cars



2 Firestone Way West Wodonga VIC 3690 Sold Price **\$325,000** Sold Date **17-Sep-19**
Distance **0.63km**
3 bedrooms, 1 bathroom, 2 cars



11 Inverness Street West Wodonga VIC 3690 Sold Price **\$343,000** Sold Date **29-Aug-19**
Distance **0.6km**
3 bedrooms, 2 bathrooms, 2 cars



7 Derwent Way West Wodonga VIC 3690 Sold Price **\$340,000** Sold Date **20-Dec-19**
Distance **0.38km**
4 bedrooms, 2 bathrooms, 2 cars



2 Georgina Street West Wodonga VIC 3690 Sold Price **\$350,000** Sold Date **05-Sep-19**
Distance **0.48km**
3 bedrooms, 2 bathrooms, 2 cars



15 Snowy Street West Wodonga VIC 3690 Sold Price **\$345,000** Sold Date **26-Nov-19**
Distance **0.5km**
4 bedrooms, 2 bathrooms, 2 cars

RS = Recent sale UN = Undisclosed Sale

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10 Murray Way West Wodonga VIC 3690 Sold Price **\$275,000** Sold Date **24-Feb-20**
Distance **0.97km**

2 1 1



17 Lomond Court West Wodonga VIC 3690 Sold Price **\$262,000** Sold Date **03-Sep-19**
Distance **1.32km**

2 1 1



20 Iron Way West Wodonga VIC 3690 Sold Price **\$355,000** Sold Date **12-Jul-19**
Distance **0.06km**

3 2 2

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