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

6 Cole Court 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	or range between	\$450,000	&	\$480,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$370,000	Prop	erty type		House	Suburb	Wodonga
Period-from	01 Aug 2020	to	31 Jul 2	021	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
7 Cole Court Wodonga VIC 3690	\$440,000	30-Aug-20
13 Watson Street Wodonga VIC 3690	\$433,500	02-Dec-20
7 Cummings Street Wodonga VIC 3690	\$570,000	26-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.

This Statement of Information was prepared on: 08 August 2021

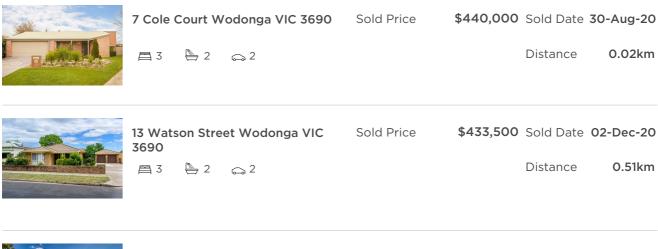


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7 Cumi 3690	mings St	reet Wodonga VIC	Sold Price	\$570,000	Sold Date	26-Apr-21
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RS = Recent sale UN = Undisclosed Sale

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