

## 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

30 BARTON STREET WEST 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

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$185,000

Property type

Land

Suburb

West Wodonga

Period-from

01 May 2021

to

30 Apr 2022

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

45 BALLARA DRIVE WEST WODONGA VIC 3690	\$800,000	17-Jan-22
18 ARGYLE WAY WEST WODONGA VIC 3690	\$748,500	14-Apr-22
5 SERVICE COURT WEST WODONGA VIC 3690	\$760,000	14-Apr-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: 30 May 2022

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**45 BALLARA DRIVE WEST  
WODONGA VIC 3690**

3 2 4

Sold Price **\$800,000** Sold Date **17-Jan-22**

Distance **0.81km**



**18 ARGYLE WAY WEST WODONGA  
VIC 3690**

3 2 2

Sold Price **\$748,500** Sold Date **14-Apr-22**

Distance **-**



**5 SERVICE COURT WEST  
WODONGA VIC 3690**

3 2 -

Sold Price <sup>RS</sup> **\$760,000** Sold Date **14-Apr-22**

Distance **0.22km**



**10 IRVINE COURT WEST  
WODONGA VIC 3690**

3 2 2

Sold Price <sup>RS</sup> **\$775,000** Sold Date **21-Apr-22**

Distance **1.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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