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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

88A Mitchell Street 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 \$240,000 & \$249,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$341,000 *House *Unit Suburb Wodonga
Period-from 01 Jul 2018 to 30 Jun 2019 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
89 Phillips Street Wodonga VIC 3690	\$245,000	26-Jun-18
43 Gordon Street Wodonga VIC 3690	\$285,000	21-Feb-19
16 William Street Wodonga VIC 3690	\$275,000	21-Sep-18

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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89 Phillips Street Wodonga VIC 3690

2 1 2

Sold Price **\$245,000** Sold Date **26-Jun-18**

Distance **0.07km**

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43 Gordon Street Wodonga VIC 3690

2 1 2

Sold Price **\$285,000** Sold Date **21-Feb-19**

Distance **0.62km**

Dec 18



16 William Street Wodonga VIC 3690

2 1 2

Sold Price **\$275,000** Sold Date **21-Sep-18**

Distance **1.15km**

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4 Chapman Street Wodonga VIC 3690

2 1 2

Sold Price **\$272,500** Sold Date **17-May-19**

Distance **2.27km**

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46 Warnes Drive Wodonga VIC 3690

2 1 2

Sold Price **\$227,000** Sold Date **25-Sep-17**

Distance **2.41km**

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RS = Recent sale UN = Undisclosed Sale

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