

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

LOT 102, 89 BREWER DRIVE 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

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,000

Property type

Land

Suburb

West Wodonga

Period-from

01 Feb 2022

to

31 Jan 2023

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

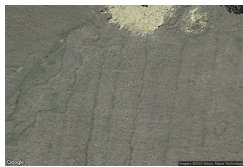
Date of sale

8 EAGLETON PLACE WEST WODONGA VIC 3690	\$455,000	18-Mar-22
3 O'DONNELL COURT WEST WODONGA VIC 3690	\$440,000	05-Oct-21
97 BREWER DRIVE WEST WODONGA VIC 3690	\$455,000	01-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: 21 February 2023

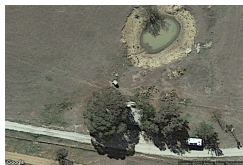

**8 EAGLETON PLACE WEST
WODONGA VIC 3690**
 -  -  -

 Sold Price **\$455,000** Sold Date **18-Mar-22**

 Distance **0.1km**

**3 O'DONNELL COURT WEST
WODONGA VIC 3690**
 -  -  -

 Sold Price **\$440,000** Sold Date **05-Oct-21**

 Distance **0.18km**

**97 BREWER DRIVE WEST
WODONGA VIC 3690**
 -  -  -

 Sold Price **\$455,000** Sold Date **01-Apr-22**

 Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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