

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 KINGFISHER 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

West Wodonga

Period-from

01 Aug 2023

to

31 Jul 2024

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

6 WARE AVENUE WEST WODONGA VIC 3690	\$520,000	17-Jun-24
33 DUNDEE DRIVE WEST WODONGA VIC 3690	\$522,500	12-Mar-24
24 CAMPASPE STREET WEST WODONGA VIC 3690	\$542,500	04-Jul-24

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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**6 WARE AVENUE WEST
WODONGA VIC 3690**

3 2 2

Sold Price ^{RS} **\$520,000** Sold Date **17-Jun-24**

Distance **0.64km**



**33 DUNDEE DRIVE WEST
WODONGA VIC 3690**

3 2 2

Sold Price **\$522,500** Sold Date **12-Mar-24**

Distance **0.99km**



**24 CAMPASPE STREET WEST
WODONGA VIC 3690**

3 2 2

Sold Price ^{RS} **\$542,500** Sold Date **04-Jul-24**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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