

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

1A CLARENDON AVENUE 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Wodonga

Period-from

01 May 2023

to

30 Apr 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

23 PEMBROKE CRESCENT WODONGA VIC 3690	\$690,000	13-Mar-24
1 KINCHINGTON ROAD LENEVA VIC 3691	\$649,000	05-Feb-24
20 POUND ROAD LENEVA VIC 3691	\$619,000	31-Jan-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.~~

This Statement of Information was prepared on: 28 May 2024

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**23 PEMBROKE CRESCENT
 WODONGA VIC 3690**

4 2 4

Sold Price **\$690,000** Sold Date **13-Mar-24**

Distance **1.42km**



**1 KINCHINGTON ROAD LENEVA
 VIC 3691**

3 2 2

Sold Price **\$649,000** Sold Date **05-Feb-24**

Distance **1.94km**

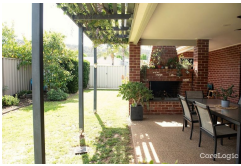


**20 POUND ROAD LENEVA VIC
 3691**

3 2 -

Sold Price ^{RS} **\$619,000** Sold Date **31-Jan-24**

Distance **2.97km**



**7 KINCHINGTON ROAD LENEVA
 VIC 3691**

3 2 2

Sold Price **\$631,000** Sold Date **25-Feb-24**

Distance **1.99km**



**33 JENSEN CRESCENT WODONGA
 VIC 3690**

3 2 2

Sold Price **\$690,000** Sold Date **08-Nov-23**

Distance **2.21km**



**46 BADCOE AVENUE WODONGA
 VIC 3690**

3 2 2

Sold Price **\$625,000** Sold Date **21-Feb-24**

Distance **2.82km**

RS = Recent sale UN = Undisclosed Sale

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