

## 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

3/46 AZURE DRIVE 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

\$365,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$357,250

Property type

Unit

Suburb

West Wodonga

Period-from

01 Apr 2023

to

31 Mar 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

2/46 AZURE DRIVE WEST WODONGA VIC 3690	\$375,000	17-Mar-23
1/46 AZURE DRIVE WEST WODONGA VIC 3690	\$385,000	04-Jul-23
2/44 KINGFISHER DRIVE WEST WODONGA VIC 3690	\$379,000	23-May-23

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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**2/46 AZURE DRIVE WEST  
 WODONGA VIC 3690**

2 1 1

Sold Price **\$375,000** Sold Date **17-Mar-23**

Distance **0.02km**



**1/46 AZURE DRIVE WEST  
 WODONGA VIC 3690**

2 1 1

Sold Price **\$385,000** Sold Date **04-Jul-23**

Distance **0.03km**



**2/44 KINGFISHER DRIVE WEST  
 WODONGA VIC 3690**

2 1 2

Sold Price **\$379,000** Sold Date **23-May-23**

Distance **0.39km**

RS = Recent sale      UN = Undisclosed Sale

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