

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

37 BALLARA 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,500

Property type

Land

Suburb

West Wodonga

Period-from

01 Aug 2022

to

31 Jul 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

44C AVONDALE DRIVE WODONGA VIC 3690	\$350,000	05-Apr-23
89 BREWER DRIVE WEST WODONGA VIC 3690	\$385,000	22-Sep-21
4 GRATWICK VIEW WODONGA VIC 3690	\$350,000	29-Mar-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: 22 August 2023

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**44C AVONDALE DRIVE
 WODONGA VIC 3690**

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Sold Price **\$350,000** Sold Date **05-Apr-23**

Distance **0.53km**



**89 BREWER DRIVE WEST
 WODONGA VIC 3690**

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Sold Price **\$385,000** Sold Date **22-Sep-21**

Distance **4.13km**



**4 GRATWICK VIEW WODONGA
 VIC 3690**

- - -

Sold Price **\$350,000** Sold Date **29-Mar-22**

Distance **2.55km**

RS = Recent sale UN = Undisclosed Sale

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