

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/63 MELROSE DRIVE, WEST WODONGA, 🕮 2 🕒 1







Indicative Selling Price

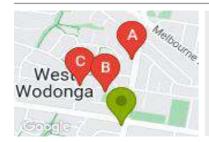
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Rahul Goyal , Ray White Albury Central

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (Unit)

\$352,000

01 July 2022 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



25 MELROSE DR, WEST WODONGA, VIC 3690







Sale Price

*\$258,000

Sale Date: 15/07/2023

Distance from Property: 491m





4/11 ANGUS AVE, WEST WODONGA, VIC 3690 🕮 2







Sale Price

\$255,000

Sale Date: 24/08/2022

Distance from Property: 269m





2/14 MAYFAIR DR, WEST WODONGA, VIC 3690 🕮 2 🕒 1







Sale Price

\$270.000

Sale Date: 30/06/2022

Distance from Property: 399m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	4/63 MELROSE DRIVE, WEST WODONGA, VIC 3690
Indicative selling	price

Price Range:	
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For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$352,000	Property type	Unit	Suburb	WEST WODONGA
Period	01 July 2022 to 30 June 2023		Source	t	oricefinder

Comparable property sales

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
25 MELROSE DR, WEST WODONGA, VIC 3690	*\$258,000	15/07/2023
4/11 ANGUS AVE, WEST WODONGA, VIC 3690	\$255,000	24/08/2022
2/14 MAYFAIR DR, WEST WODONGA, VIC 3690	\$270,000	30/06/2022

This Statement	of	Information	was	prepared	on

06/09/2023

