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	10 WEDGE COURT WALDARA VIC 3678

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$389,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$874,500	Property type	House	Suburb	Waldara
Period-from	01 Feb 2024	to	31 Jan 2025	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
47 FAIRWAY DRIVE WALDARA VIC 3678	$450,000	05-Jun-24
3 THURLES AVENUE WANGARATTA VIC 3677	$335,000	14-Feb-23
30 CAROLINA AVENUE WANGARATTA VIC 3677	$310,000	16-Apr-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.~~

This Statement of Information was prepared on: 13 February 2025

OBrien Real Estate

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47 FAIRWAY DRIVE WALDARA VIC 3678

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Sold Price **$450,000** Sold Date **05-Jun-24**

Distance **0.19km**



3 THURLES AVENUE WANGARATTA VIC 3677

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Sold Price **$335,000** Sold Date **14-Feb-23**

Distance **0.97km**



30 CAROLINA AVENUE WANGARATTA VIC 3677

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Sold Price **$310,000** Sold Date **16-Apr-23**

Distance **0.85km**



49 FAIRWAY DRIVE WALDARA VIC 3678

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Sold Price **$390,000** Sold Date **28-Apr-23**

Distance **0.16km**

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

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