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	75 AXFORD BOULEVARD 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	$709,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	House	Suburb	Wodonga
Period-from	01 Sep 2022	to	31 Aug 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
7 CUTLER CRESCENT WODONGA VIC 3690	$700,000	08-Aug-23
21 DEVITT WAY KILLARA VIC 3691	$685,000	11-Jul-23
21 KEYSOR WAY WODONGA VIC 3690	$675,000	16-Jun-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: 15 September 2023

OBrien Real Estate | Meehan Sanderson

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7 CUTLER CRESCENT WODONGA VIC 3690

4 2 2

Sold Price RS $700,000 Sold Date 08-Aug-23

Distance 0.07km



21 DEVITT WAY KILLARA VIC 3691

4 2 2

Sold Price RS $685,000 UN Sold Date 11-Jul-23

Distance 3.97km



21 KEYSOR WAY WODONGA VIC 3690

4 2 2

Sold Price $675,000 Sold Date 16-Jun-23

Distance 0.51km

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

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