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	4 KELSO COURT 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	$749,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$514,500	Property type	House	Suburb	Wodonga
Period-from	01 Jan 2022	to	31 Dec 2022	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 MERLINDA COURT WODONGA VIC 3690	$785,000	10-Feb-22
9 CARLISLE CRESCENT WODONGA VIC 3690	$650,000	23-Dec-22
5 WARRINA COURT WODONGA VIC 3690	$869,000	12-Jan-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: 27 January 2023

OBrien Real Estate | Meehan Sanderson

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7 MERLINDA COURT WODONGA VIC 3690

4 2 4

Sold Price **$785,000** Sold Date **10-Feb-22**

Distance **0.27km**



9 CARLISLE CRESCENT WODONGA VIC 3690

4 3 1

Sold Price **$650,000** Sold Date **23-Dec-22**

Distance **0.31km**



5 WARRINA COURT WODONGA VIC 3690

4 2 4

Sold Price **$869,000** Sold Date **12-Jan-23**

Distance **0.33km**

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

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