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	2/44 MAYFAIR 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	$369,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$355,000	Property type	Unit	Suburb	West Wodonga
Period-from	01 Mar 2023	to	29 Feb 2024	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
2/49 MAYFAIR DRIVE WEST WODONGA VIC 3690	$367,800	16-May-23
1/4 PARAMOUNT COURT WEST WODONGA VIC 3690	$349,000	13-Oct-22
2/1 FLEET STREET WEST WODONGA VIC 3690	$383,000	18-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: 20 March 2024

Vanessa Meehan
P 0260590611
M 0437179714
E vanessa.meehan@obre.com.au



2/49 MAYFAIR DRIVE WEST WODONGA VIC 3690

2 1 1

Sold Price **$367,800** Sold Date **16-May-23**

Distance **0.09km**



1/4 PARAMOUNT COURT WEST WODONGA VIC 3690

2 1 1

Sold Price **$349,000** Sold Date **13-Oct-22**

Distance **0.47km**



2/1 FLEET STREET WEST WODONGA VIC 3690

2 1 1

Sold Price **$383,000** Sold Date **18-Apr-23**

Distance **0.25km**

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

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