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	12 HENSLEY 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	$429,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	House	Suburb	Wodonga
Period-from	01 Feb 2023	to	31 Jan 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
18 HENSLEY COURT WODONGA VIC 3690	$425,000	30-Nov-23
1 IONA COURT WODONGA VIC 3690	$406,000	02-Mar-23
14 PRAGUE AVENUE WODONGA VIC 3690	$422,500	12-Sep-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: 28 February 2024

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18 HENSLEY COURT WODONGA VIC 3690

2 1 3

Sold Price **$425,000** Sold Date **30-Nov-23**

Distance **0.06km**



1 IONA COURT WODONGA VIC 3690

4 1 1

Sold Price **$406,000** Sold Date **02-Mar-23**

Distance **0.14km**



14 PRAGUE AVENUE WODONGA VIC 3690

3 1 3

Sold Price **$422,500** Sold Date **12-Sep-23**

Distance **0.37km**

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

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