SL Richter Family Trust T/A Hudson Property Agents
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Member of REIQ

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 16 Iron Way West Wodonga. VIC 3690

Including suburb or locality and postcode

Indicative selling price

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

Single price $570,000 ~~or range between~~ ~~&~~

Median sale price

Median price $549,000 Property Type HOUSE Suburb or Locality West Wodonga

Period - From 1/11/2022 to 31/10/2023 Source realestate.com.au

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
1 5 AMBROSE ST WEST WODONGA	$579,900	27-09-2023
2 5 HOOK CRT WEST WODONGA	$585,000	8-9-2023
3 19 IRON WAY WEST WODONGA	$598,000	4-9-2023

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: 22-11-2023