

## 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

18 STANGER COURT WODONGA VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$545,000

Property type

House

Suburb

Wodonga

Period-from

01 Jun 2023

to

31 May 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

74 CASTLE CREEK ROAD WODONGA VIC 3690	\$715,000	01-Dec-23
17 WARWICK ROAD WODONGA VIC 3690	\$725,000	13-Mar-24
11 BUCKLEY STREET WODONGA VIC 3690	\$750,000	19-Dec-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: 24 June 2024



**74 CASTLE CREEK ROAD  
WODONGA VIC 3690**

3 2 2

Sold Price **\$715,000** Sold Date **01-Dec-23**

Distance **1.79km**



**17 WARWICK ROAD WODONGA  
VIC 3690**

3 2 3

Sold Price **\$725,000** Sold Date **13-Mar-24**

Distance **1.38km**



**11 BUCKLEY STREET WODONGA  
VIC 3690**

3 2 3

Sold Price **\$750,000** Sold Date **19-Dec-23**

Distance **1.69km**

RS = Recent sale      UN = Undisclosed Sale

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