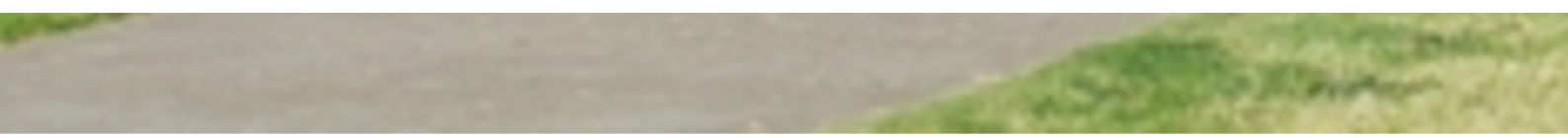
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STATEMENT OF INFORMATION

2/113 HUONS HILL ROAD, WODONGA, VIC 3690

PREPARED BY SILVIYA SARIC, WODONGA REAL ESTATE, PHONE: 0438313219



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/113 HUONS HILL ROAD, WODONGA, VIC

2 1 1

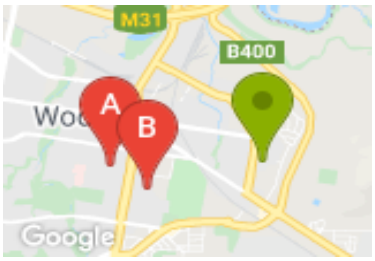
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **$315,000**

Provided by: Silviya Saric, Wodonga Real Estate

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (Unit)

$265,250

01 October 2020 to 30 September 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 GORDON ST, WODONGA, VIC 3690

2 1 1

Sale Price

$287,500

Sale Date: 23/08/2021

Distance from Property: 2km



1/65 MITCHELL ST, WODONGA, VIC 3690

2 1 1

Sale Price

$315,000

Sale Date: 04/03/2021

Distance from Property: 1.6km

This report has been compiled on 27/10/2021 by Wodonga Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	2/113 HUONS HILL ROAD, WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$315,000

Median sale price

Median price	$265,250	Property type	Unit	Suburb	WODONGA
Period	01 October 2020 to 30 September 2021	Source	pricefinder		

Comparable property sales

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.

Address of comparable property	Price	Date of sale
22 GORDON ST, WODONGA, VIC 3690	$287,500	23/08/2021
1/65 MITCHELL ST, WODONGA, VIC 3690	$315,000	04/03/2021

This Statement of Information was prepared on: 27/10/2021