



Chuckel Holding Pty Ltd T/A Stone Real Estate Albury Wodonga
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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 4 Shannon Avenue, Wodonga Victoria 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 \$* _____ or range between \$445,000 & \$465,000

Median sale price

Median price \$440,000 Property Type House Suburb or Locality Wodonga

Period - From 19th February 2019 to 18th August 2020 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
1 12 Willoughby Avenue, Wodonga	\$437,000	08/01/2020
2 8 Willoughby Avenue, Wodonga	\$440,000	12/08/2020
3 12 Millar Court, Wodonga	\$485,000	21/02/2019

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: 19/08/2020