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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 37 Wornes Drive, 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 \$290,000 & \$305,000

#### Median sale price

Median price \$ \_\_\_\_\_ Property Type \_\_\_\_\_ Suburb or Locality \_\_\_\_\_  
Period - From \_\_\_\_\_ to \_\_\_\_\_ Source \_\_\_\_\_

#### 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 15 Roadshow Drive, West Wodonga VIC 690	\$305,000	09/05/2019
2 20 Roadshow Drive, West Wodonga VIC 3690	\$284,000	10/06/2020
3 3 Burns Court, West Wodonga VIC 3690	\$280,000	26/03/2019

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: 24/6/2020