

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

16 Mccrohan Court, West Wodonga, Vic 3690


Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$525,000 Property type *House* Suburb West Wodonga

Period - From 01/05/2022 to 30/04/2023 Source  PropTrack

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 six 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
7 Schultz Court, Wodonga, VIC 3690	\$430,000	16/06/2022
5 Sinnett Ct, West Wodonga, VIC 3690	\$429,000	07/12/2021
78 McFarland Road, Wodonga, VIC 3690	\$411,000	03/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/05/2023