



STATEMENT OF INFORMATION

102 HUME STREET, WODONGA, VIC 3690

PREPARED BY ROB GROAT, ONE AGENCY ALBURY WODONGA, PHONE: 0439334044

ONE AGENCY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



102 HUME STREET, WODONGA, VIC 3690



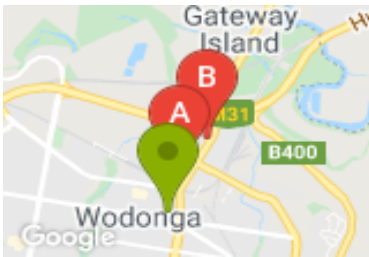
Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

Provided by: Rob Groat, One Agency Albury Wodonga

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$405,000

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.



19 SOUTH ST, WODONGA, VIC 3690



Sale Price

\$1,325,000

Sale Date: 13/11/2020

Distance from Property: 560m



15 HIGH ST, WODONGA, VIC 3690



Sale Price

\$1,320,000

Sale Date: 25/05/2021

Distance from Property: 1.2km



This report has been compiled on 28/10/2021 by One Agency Albury Wodonga. 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 Estate 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

102 HUME STREET, WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000


Median sale price

Median price: \$405,000

Property type: Commercial

Suburb: WODONGA

Period: 01 October 2020 to 30 September 2021

Source: 

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 |
|--------------------------------|-------------|--------------|
| 19 SOUTH ST, WODONGA, VIC 3690 | \$1,325,000 | 13/11/2020 |
| 15 HIGH ST, WODONGA, VIC 3690 | \$1,320,000 | 25/05/2021 |

This Statement of Information was prepared on: 28/10/2021