



STATEMENT OF INFORMATION

23 COOK PLACE, WEST WODONGA, VIC 3690

PREPARED BY ELDERS REAL ESTATE WODONGA



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 COOK PLACE, WEST WODONGA, VIC



Indicative Selling Price

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

Price Range: **\$523,000 to \$575,000**

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$545,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



335 BEECHWORTH RD, WODONGA, VIC 3690



Sale Price

***\$521,000**

Sale Date: 15/12/2023

Distance from Property: 2.6km



13 HOWQUA CCT, WEST WODONGA, VIC 3690



Sale Price

***\$565,000**

Sale Date: 12/12/2023

Distance from Property: 2.1km



27 NIGHTINGALE AVE, WEST WODONGA, VIC



Sale Price

***\$567,000**

Sale Date: 21/11/2023

Distance from Property: 1km



This report has been compiled on 18/12/2023 by Elders Real Estate Wodonga. Property Data Solutions Pty Ltd 2023 - 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

23 COOK PLACE, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$523,000 to \$575,000


Median sale price

Median price: \$545,000

Property type: House

Suburb: WEST WODONGA

Period: 01 October 2022 to 30 September 2023

Source: 

Comparable property sales

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
335 BEECHWORTH RD, WODONGA, VIC 3690	*\$521,000	15/12/2023
13 HOWQUA CCT, WEST WODONGA, VIC 3690	*\$565,000	12/12/2023
27 NIGHTINGALE AVE, WEST WODONGA, VIC 3690	*\$567,000	21/11/2023

This Statement of Information was prepared on: 18/12/2023