

## 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 Including suburb and postcode	28 FALCON CIRCUIT, WEST WODONGA, VIC 3690
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:	
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#### Median sale price

Median price	\$316,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	WEST WODONGA
Period	01 July 2016 to 30 June 2017		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
9 NIGHTINGALE AVE, WEST WODONGA, VIC 3690	*\$345,000	30/08/2017
32 FALCON CCT, WEST WODONGA, VIC 3690	\$368,000	05/07/2017
21 ELMSLIE CCT, WEST WODONGA, VIC 3690	\$334,000	02/05/2017