



Nearby Comparable For Sale Properties

Search Criteria

Focus Property: 9 FALCON CIRCUIT, WEST WODONGA, VIC 3690

Radius: 500 m

Listed Period: Up to 14/11/2017

Search Summary

Records: 5

| | Price | Days | Area |
|----------------|------------|------|--------------------|
| Lowest | \$ 339,500 | 42 | 558 m ² |
| Highest | \$ 399,500 | 635 | 865 m ² |
| Average | \$ 358,400 | 278 | 722 m ² |
| Median | \$ 349,000 | 152 | 734 m ² |



34 KINGFISHER DR, WEST WODONGA 3690

Distance from Property: 249m



Property Type: House
Area: 558 m²
RPD: 5//PS411826

Features:

Current List Price: \$345,000

First List Price: \$345,000

Date Listed: 19/02/2016

Days Listed: 635 Days

Listed Price Change:



14 WREN CRT, WEST WODONGA 3690

Distance from Property: 437m



Property Type: House
Area: 734 m² (21 m²)
RPD: 86//PS512388

Features:

Current List Price: \$399,500

First List Price: \$445,000

Date Listed: 15/06/2017

Days Listed: 152 Days

Listed Price Change: -10.2%



2 EAGLE CRT, WEST WODONGA 3690

Distance from Property: 82m



Property Type: House
Area: 843 m²
RPD: 532//PS323913

Features:

Current List Price: \$339,500

First List Price: \$372,500

Date Listed: 29/06/2016

Days Listed: 504 Days

Listed Price Change: -8.9%



67 NIGHTINGALE AVE, WEST WODONGA 3690

Distance from Property: 362m



Property Type: House
Area: 609 m²
RPD: 24//PS432417

Features:

Current List Price: \$349,000

First List Price:

Date Listed: 03/10/2017

Days Listed: 42 Days

Listed Price Change:

This report has been compiled on 14/11/2017 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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28 FALCON CCT, WEST WODONGA 3690

Distance from Property: 145m



3



2



2



Property Type: House

Area: 865 m²

RPD: 552//PS326817

Current List Price: **\$359,000**

First List Price: \$359,000

Date Listed: 14/09/2017

Days Listed: **61 Days**

Listed Price Change:

Features: VERANDAH/DECK, BUILT IN/WIR, AIR CONDITIONED, SCENIC VIEWS



Nearby Comparable Sold Properties

Search Criteria

Focus Property: 9 FALCON CIRCUIT, WEST WODONGA, VIC 3690

Radius: 500 m

Sale Date: 14/05/2017 to 14/11/2017

Search Summary

Records: 5

| | Price | Days | Area |
|----------------|------------|------|--------------------|
| Lowest | \$ 304,500 | 26 | 500 m ² |
| Highest | \$ 368,000 | 112 | 920 m ² |
| Average | \$ 337,900 | 52 | 754 m ² |
| Median | \$ 345,000 | 41 | 771 m ² |



96 NIGHTINGALE AVE, WEST WODONGA, VIC 3690

Distance from Property: 322m 4 2 2



Property Type: House
Area: 688 m²
Area \$/m2: \$501
RPD: 38//PS432417

Features:

Sale Price: **\$345,000 (Agents Advice - Sale)**
Sale Date: 06/10/2017 **Days to Sell:** 44 Days
Last Price: \$349,000 **Chg %:** -1.1%
First Price: \$349,000 **Chg %:** -1.1%



9 NIGHTINGALE AVE, WEST WODONGA, VIC 3690

Distance from Property: 340m 3 2 2



Property Type: House
Area: 920 m²
Area \$/m2: \$375
RPD: 308//LP217913

Features:

Sale Price: **\$345,000 (Agents Advice - Sale)**
Sale Date: 30/08/2017 **Days to Sell:** 26 Days
Last Price: \$349,000 **Chg %:**
First Price: \$349,000 **Chg %:** -1.1%



6 HAMILTON PL, WEST WODONGA, VIC 3690

Distance from Property: 430m 3 2 4



Property Type: House
Area: 500 m²
Area \$/m2: \$609
RPD: 668//PS406400

Features:

Sale Price: **\$304,500 (Normal Sale)**
Sale Date: 29/08/2017 **Days to Sell:** 36 Days
Last Price: \$315,000 **Chg %:** -3.3%
First Price: \$315,000 **Chg %:** -3.3%



43 PEACOCK AVE, WEST WODONGA, VIC 3690

Distance from Property: 216m 3 2 2



Property Type: House
Area: 771 m²
Area \$/m2: \$424
RPD: 326//PS314123

Features: ENSUITE, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED

Sale Price: **\$327,000 (Normal Sale)**
Sale Date: 07/07/2017 **Days to Sell:** 112 Days
Last Price: \$335,000 **Chg %:** -2.4%
First Price: \$342,000 **Chg %:** -4.4%



32 FALCON CCT, WEST WODONGA, VIC 3690

Distance from Property: 163m



3



2



2



Property Type: House

Area: 889 m²

Area \$/m²: \$414

RPD: 550//PS326817

Features:

Sale Price: **\$368,000 (Normal Sale)**

Sale Date: 05/07/2017 Days to Sell: **41 Days**

Last Price: \$379,000

Chg %: **-2.9%**

First Price: \$379,000 (Under Offer) Chg %: **-2.9%**