

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

5 LUCAS COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price: 425,000

Median sale price

Median price

\$324,500

House

X

Unit

Suburb

WEST WODONGA

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
8 BRASSIE ST, WEST WODONGA, VIC 3690	*\$430,000	21/09/2017
5 UNIVERSAL CRT, WEST WODONGA, VIC 3690	*\$425,000	31/08/2017
20 DALTON AVE, WEST WODONGA, VIC 3690	\$400,000	08/08/2017