# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

1/10 LACHLAN COURT WEST WODONGA VIC 3690

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$340,000	<del>or range</del> <del>between</del>	&	
Median sale price				
(*Delete house or unit as ap	plicable)			

Median Price	\$429,000	Property type		House		Suburb	West Wodonga
Period-from	01 Apr 2021	to	31 Mar 2	2022	Source		Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
12A EDINBURGH CIRCUIT WEST WODONGA VIC 3690	\$349,000	31-Mar-22
1/42 MAYFAIR DRIVE WEST WODONGA VIC 3690	\$327,000	08-Oct-21
3/13 KYLE COURT WEST WODONGA VIC 3690	\$320,000	03-Dec-21

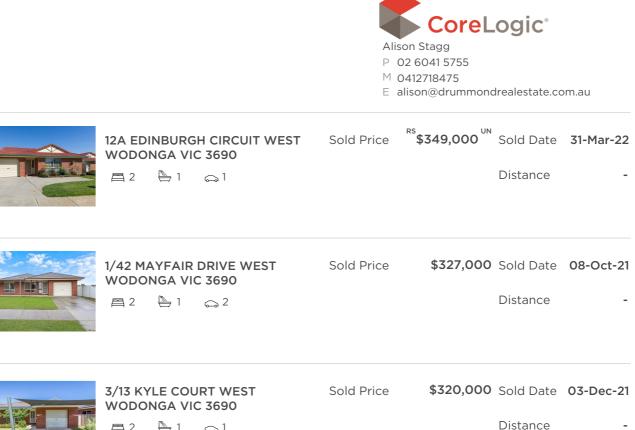
OR

**B\*** 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.

This Statement of Information was prepared on: 06 April 2022



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**RS** = Recent sale UN = Undisclosed Sale

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