

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

13 Lambourn Drive 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

House

Suburb

West Wodonga

Period-from

01 Feb 2020

to

31 Jan 2021

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

17 Lambourn Drive West Wodonga VIC 3690	\$987,000	21-Jan-21
3 Lambourn Drive West Wodonga VIC 3690	\$900,000	20-Sep-20
360 Whytes Road Baranduda VIC 3691	\$1,100,000	09-Dec-20

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: 01 February 2021

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17 Lambourn Drive West Wodonga VIC 3690

4 2 2

Sold Price

^{RS} **\$987,000**

Sold Date

21-Jan-21

Distance

0.18km



3 Lambourn Drive West Wodonga VIC 3690

4 2 4

Sold Price

\$900,000

Sold Date

20-Sep-20

Distance

0.27km



360 Whytes Road Baranduda VIC 3691

5 2 8

Sold Price

\$1,100,000

Sold Date

09-Dec-20

Distance

12.74km



67 Brewer Drive West Wodonga VIC 3690

4 2 6

Sold Price

^{RS} **\$865,000**

Sold Date

04-Dec-20

Distance

1.5km



30 Golflinks Avenue West Wodonga VIC 3690

5 2 3

Sold Price

^{RS} **\$800,000**

Sold Date

22-Jan-21

Distance

1.59km



112 Brewer Drive West Wodonga VIC 3690

4 2 2

Sold Price

\$885,000

Sold Date

04-Oct-20

Distance

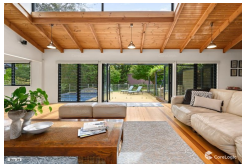
2.05km

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

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66 Huon Creek Road Wodonga VIC 3690 Sold Price **\$887,200** Sold Date **07-Dec-20**

4 3 2

Distance **4.64km**



1F Howards Road Baranduda VIC 3691 Sold Price **\$970,000** Sold Date **05-Nov-20**

4 2 2

Distance **12.97km**

RS = Recent sale UN = Undisclosed Sale

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