

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 TOY COURT, WEST WODONGA, VIC**

 4  2  2

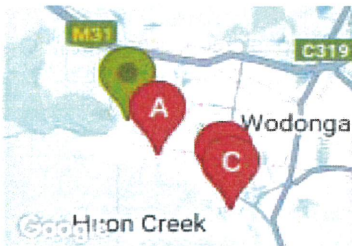
Indicative Selling Price

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

Price Range: **\$740,000 to \$760,000**

Provided by: Terry Hill, Professionals Wodonga

## MEDIAN SALE PRICE



**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$548,500**

01 October 2023 to 30 September 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**11 MCLEAN CRES, WEST WODONGA, VIC 3690**

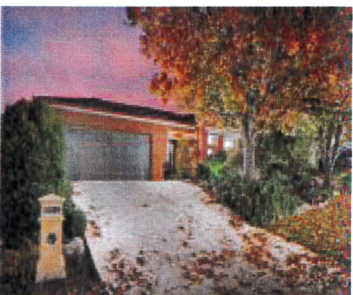
 4  1  3

Sale Price

**\*\$739,000**

Sale Date: 15/10/2024

Distance from Property: 1.4km



**13 BALLARA DR, WODONGA, VIC 3690**

 4  2  2

Sale Price

**\*\*\$740,000**

Sale Date: 19/09/2024

Distance from Property: 3.5km



**3 DELAWARE CRT, WODONGA, VIC 3690**

 4  2  4

Sale Price

**\$749,000**

Sale Date: 08/03/2024

Distance from Property: 3.9km



This report has been compiled on 30/10/2024 by Professionals Wodonga. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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