

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

7 ABERDEEN 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

\$259,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

Suburb

West Wodonga

Period-from

01 Nov 2021

to

31 Oct 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

21 LEDBURY CIRCUIT WEST WODONGA VIC 3690	\$238,000	27-Apr-22
12 FORREST MARS AVENUE WODONGA VIC 3690	\$200,000	18-Jun-21
25 LEDBURY CIRCUIT WEST WODONGA VIC 3690	\$265,000	22-Mar-22

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: 15 November 2022


**21 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$238,000** Sold Date **27-Apr-22**

Distance **1.28km**

**12 FORREST MARS AVENUE
WODONGA VIC 3690**
 -  -  -

Sold Price **\$200,000** Sold Date **18-Jun-21**

Distance **1.28km**

**25 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$265,000** Sold Date **22-Mar-22**

Distance **1.3km**

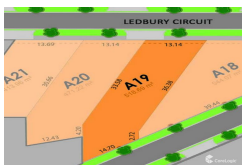
**27 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$269,000** Sold Date **18-Mar-22**

Distance **1.32km**

**38 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$236,000** Sold Date **13-Oct-22**

Distance **1.32km**

**40 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$229,000** Sold Date **30-Jul-21**

Distance **1.34km**

RS = Recent sale

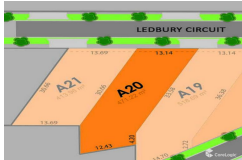
UN = Undisclosed Sale

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**31 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$280,000** Sold Date **01-Apr-22**

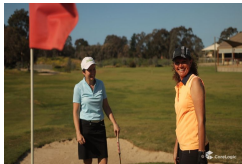
Distance **1.34km**

**42 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$210,000** Sold Date **16-Aug-21**

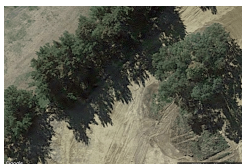
Distance **1.35km**

**33 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$280,000** Sold Date **17-Jan-22**

Distance **1.35km**

**44 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$169,000** Sold Date **30-Jun-21**

Distance **1.36km**

**35 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$280,000** Sold Date **17-Dec-21**

Distance **1.37km**

**46 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$226,000** Sold Date **19-Jul-22**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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**7 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$245,000** Sold Date **20-May-22**

Distance **1.38km**

**48 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$195,000** Sold Date **11-Mar-22**

Distance **1.39km**

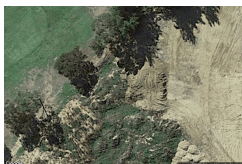
**10 TILLERS GREEN WAY WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$229,273** Sold Date **28-Apr-22**

Distance **1.4km**

**41 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$280,000** Sold Date **18-Jun-21**

Distance **1.41km**

**43 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$294,000** Sold Date **18-Jun-21**

Distance **1.42km**

**45 LEDBURY CIRCUIT WEST
WODONGA VIC 3690**
 -  -  -

Sold Price **\$285,000** Sold Date **14-Oct-22**

Distance **1.43km**

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UN = Undisclosed Sale

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**85F MARSHALL STREET WEST
WODONGA VIC 3690**
 -  -  -

Sold Price

- Sold Date **17-Aug-21**

Distance **1.52km**

**8 KINGFISHER DRIVE WEST
WODONGA VIC 3690**
 -  -  -

Sold Price

\$430,000 Sold Date **14-Jun-22**

Distance **1.57km**
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