

## 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

32 FALCON CIRCUIT, WEST WODONGA, VIC 3690

#### Indicative selling price

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

Single Price / Range

#### Median sale price

Median price

\$315,000

House

X

Unit

Suburb

WEST WODONGA

Period

01 April 2016 to 31 March 2017

Source

pricefinder

#### 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
5 BERKELEY CL, WODONGA, VIC 3690	\$370,000	16/01/2017
8 WHITEHALL CRT, WEST WODONGA, VIC 3690	*\$360,000	17/03/2017
13 WILLOUGHBY AVE, WEST WODONGA, VIC 3690	\$379,000	22/11/2016