

## 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

20 Lloyd Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,000

Property type

House

Suburb

West Wodonga

Period-from

01 Aug 2020

to

31 Jul 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

8 Robert Crescent West Wodonga VIC 3690	\$460,000	03-May-21
8 Lachlan Court West Wodonga VIC 3690	\$449,000	29-Mar-21
11 Highland Crescent West Wodonga VIC 3690	\$460,000	14-Jul-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.~~

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**8 Robert Crescent West Wodonga  
VIC 3690**

Sold Price

**\$460,000**

Sold Date

**03-May-21**

4 3 2

Distance

**0.21km**



**8 Lachlan Court West Wodonga  
VIC 3690**

Sold Price

**\$449,000**

Sold Date

**29-Mar-21**

4 2 1

Distance

**0.4km**



**11 Highland Crescent West  
Wodonga VIC 3690**

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**14-Jul-21**

4 2 2

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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