



STATEMENT OF INFORMATION

48 LEDBURY CIRCUIT, WEST WODONGA, VIC 3690

PREPARED BY ELDERS REAL ESTATE WODONGA



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 LEDBURY CIRCUIT, WEST WODONGA, 4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$600,000 to \$635,000**

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$550,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

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.



5 OVENS CRT, WEST WODONGA, VIC 3690 6 3 4

Sale Price

\$620,000

Sale Date: 12/05/2023

Distance from Property: 337m



8 HOOK CRT, WEST WODONGA, VIC 3690 4 2 2

Sale Price

\$630,000

Sale Date: 12/10/2024

Distance from Property: 474m



60 LEDBURY CCT, WEST WODONGA, VIC 3690 3 2 2

Sale Price

\$670,000

Sale Date: 09/09/2024

Distance from Property: 62m



This report has been compiled on 13/01/2025 by Elders Real Estate Albury Wodonga & Howlong. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 48 LEDBURY CIRCUIT, WEST WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$600,000 to \$635,000

Median sale price

Median price: \$550,000 Property type: House Suburb: WEST WODONGA
Period: 01 January 2024 to 31 December 2024 Source: pricfinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 OVENS CRT, WEST WODONGA, VIC 3690	\$620,000	12/05/2023
8 HOOK CRT, WEST WODONGA, VIC 3690	\$630,000	12/10/2024
60 LEDBURY CCT, WEST WODONGA, VIC 3690	\$670,000	09/09/2024

This Statement of Information was prepared on: 13/01/2025