

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

10 LYTHAM COURT WEST WODONGA VIC 3690

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$610,000

or range  
between

&

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

West Wodonga

Period-from

01 Aug 2022

to

31 Jul 2023

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

7 LYTHAM COURT WEST WODONGA VIC 3690

\$655,000

26-Apr-23

23 FIRESTONE WAY WEST WODONGA VIC 3690

\$595,000

04-Apr-22

22 FIRESTONE WAY WEST WODONGA VIC 3690

\$699,000

17-May-23

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: 22 August 2023



### 7 LYTHAM COURT WEST WODONGA VIC 3690

 4  2  2

Sold Price **\$655,000** Sold Date **26-Apr-23**

Distance **0.06km**

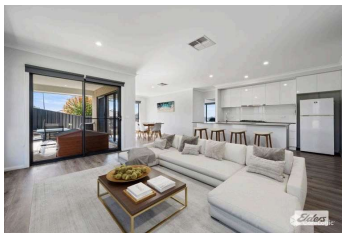


### 23 FIRESTONE WAY WEST WODONGA VIC 3690

 4  2  2

Sold Price **\$595,000** Sold Date **04-Apr-22**

Distance **0.07km**



### 22 FIRESTONE WAY WEST WODONGA VIC 3690

 4  2  4

Sold Price **\$699,000** Sold Date **17-May-23**

Distance **0.08km**



### 6 KILLARNEY COURT WEST WODONGA VIC 3690

 4  2  2

Sold Price **\$565,000** Sold Date **06-Jun-22**

Distance **0.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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