

## 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

8 ELMSLIE 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) (\*Delete single price or range as applicable)

Single Price

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$549,500

Property type

House

Suburb

West Wodonga

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 HERON COURT WEST WODONGA VIC 3690	\$625,000	17-Jan-24
2 LUCAS COURT WEST WODONGA VIC 3690	\$660,000	03-Jun-24
5 HOGAN COURT WEST WODONGA VIC 3690	\$545,000	10-Apr-24

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: 18 July 2024

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**4 HERON COURT WEST  
 WODONGA VIC 3690**

3 2 2

Sold Price **\$625,000** Sold Date **17-Jan-24**

Distance **0.84km**



**2 LUCAS COURT WEST WODONGA  
 VIC 3690**

4 2 2

Sold Price <sup>RS</sup> **\$660,000** Sold Date **03-Jun-24**

Distance **0.88km**



**5 HOGAN COURT WEST  
 WODONGA VIC 3690**

4 1 -

Sold Price **\$545,000** Sold Date **10-Apr-24**

Distance **0.21km**

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

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