

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

23 Lambourn Drive West Wodonga VIC 3690

Indicative selling price

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

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

West Wodonga

Period-from

01 Sep 2020

to

31 Aug 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

21 Lambourn Drive West Wodonga VIC 3690	\$935,000	11-Mar-21
17 Lambourn Drive West Wodonga VIC 3690	\$987,000	31-Dec-20
13 Lambourn Drive West Wodonga VIC 3690	\$1,075,000	18-Feb-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.~~

This Statement of Information was prepared on: 10 September 2021

Lexley Sewell
P 02 6024 9222
M 0427 249 222
E lexley@wodongafn.com.au



**21 Lambourn Drive West Wodonga
VIC 3690**

5 2 8

Sold Price

\$935,000

Sold Date

11-Mar-21

Distance

0.06km



**17 Lambourn Drive West Wodonga
VIC 3690**

4 2 2

Sold Price

\$987,000

Sold Date

31-Dec-20

Distance

0.2km



**13 Lambourn Drive West Wodonga
VIC 3690**

4 2 6

Sold Price

\$1,075,000

Sold Date

18-Feb-21

Distance

0.38km



**10 Kingswood Way West Wodonga
VIC 3690**

4 2 4

Sold Price

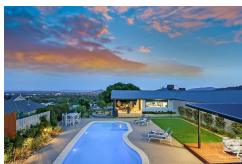
\$990,000

Sold Date

09-Feb-21

Distance

1.58km



**6 Kingswood Way West Wodonga
VIC 3690**

5 3 8

Sold Price

\$1,500,000

Sold Date

21-Dec-20

Distance

1.66km



**52 Clarendon Avenue Wodonga
VIC 3690**

4 2 2

Sold Price

\$1,090,000

Sold Date

08-Apr-21

Distance

4.73km

RS = Recent sale

UN = Undisclosed Sale

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