



**RayWhite.**

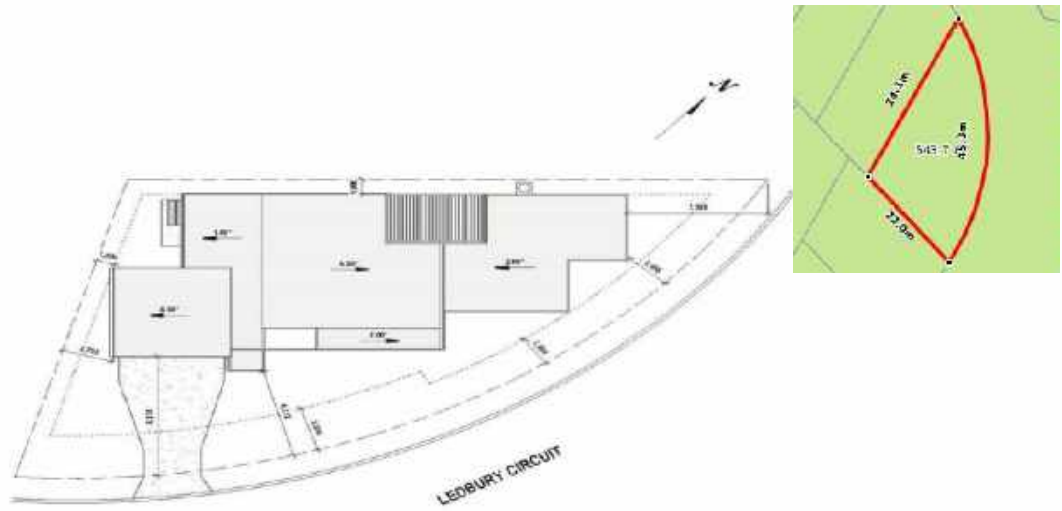


**Comparative  
market analysis**

7 LEDBURY CIRCUIT, WEST WODONGA, VIC 3690  
PREPARED BY BOB PACKER, RAY WHITE ALBURY CENTRAL



# 7 LEDBURY CIRCUIT, WEST WODONGA, VIC 3690



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<b>rist</b> OMES	CONCEPT PLAN	PROPOSED ONE STOREY RESIDENCE AT LOT 436 TILLEM WAY, WODONGA GOLF CLUB	DATE: 20/05/2022	SCALE: 1:100	PROJECT NO: 1512164047	PREPARED BY: J. SMITH	CHECKED BY: J. SMITH	DATE: 20/05/2022
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## Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):

Owner Type: Owner Occupied

## Property Details

4 2 2

Property Type: Vacant Land - N/A  
 RPD: 35A/PS828330 (12401000)

Area: 544 m<sup>2</sup> (239 m<sup>2</sup>)

Area \$/m<sup>2</sup>: \$450 (\$1,025)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT

Water/Sewerage:

Zoning

Property ID: 1512164047 /

Council: WODONGA CITY

UBD Ref: UBD Ref:

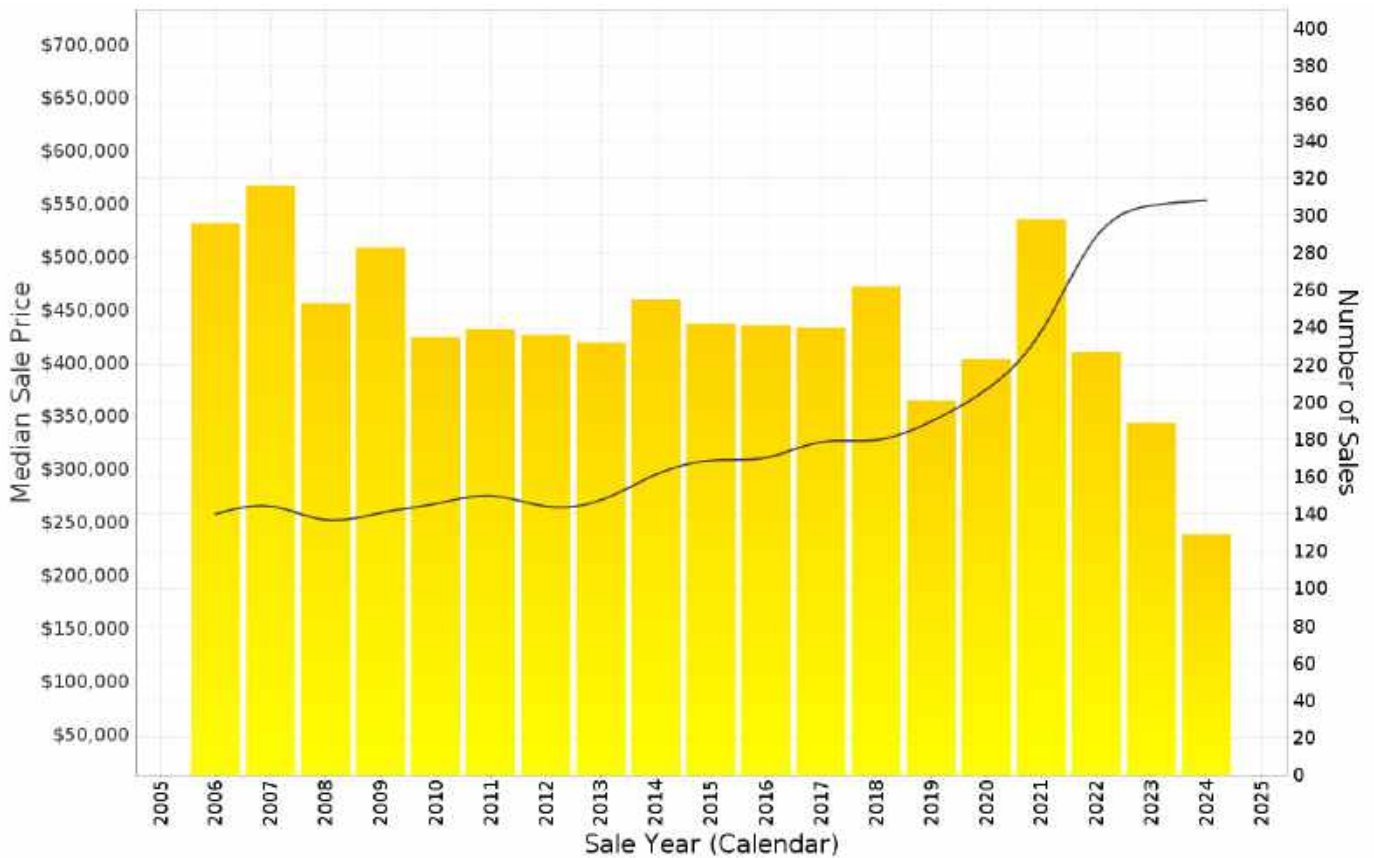
Features: Study, Built in Robes, Close to Schools, Close to Transport, Improvements: Dishwasher, Close to Shops, Courtyard

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 245,000	20/05/2022	THE PROPRIETORS	575 m <sup>2</sup>	Normal Sale	No

## Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2006	296	\$ 272,560	\$ 258,000		\$ 35,000	\$ 755,000
2007	316	\$ 283,942	\$ 265,000	2.7 %	\$ 95,000	\$ 745,000
2008	253	\$ 269,158	\$ 252,500	-4.7 %	\$ 2,857	\$ 620,000
2009	283	\$ 281,236	\$ 259,000	2.6 %	\$ 92,000	\$ 1,100,000
2010	235	\$ 283,481	\$ 267,500	3.3 %	\$ 26,675	\$ 700,000
2011	239	\$ 293,249	\$ 275,000	2.8 %	\$ 80,000	\$ 740,000
2012	236	\$ 287,525	\$ 265,000	-3.6 %	\$ 68,400	\$ 860,000
2013	232	\$ 298,015	\$ 271,000	2.3 %	\$ 96,720	\$ 1,300,000
2014	255	\$ 318,084	\$ 295,000	8.9 %	\$ 102,300	\$ 860,000
2015	242	\$ 333,974	\$ 308,250	4.5 %	\$ 130,000	\$ 1,573,000
2016	241	\$ 340,251	\$ 311,000	0.9 %	\$ 63,500	\$ 975,000
2017	240	\$ 365,951	\$ 325,500	4.7 %	\$ 117,000	\$ 2,525,000
2018	262	\$ 362,443	\$ 327,500	0.6 %	\$ 120,000	\$ 1,155,000
2019	201	\$ 385,840	\$ 345,000	5.3 %	\$ 100,000	\$ 1,275,000
2020	223	\$ 412,103	\$ 375,000	8.7 %	\$ 143,000	\$ 1,500,000
2021	298	\$ 494,141	\$ 430,000	14.7 %	\$ 212,500	\$ 2,500,000
2022	227	\$ 572,106	\$ 519,000	20.7 %	\$ 230,000	\$ 1,700,000
2023	189	\$ 591,085	\$ 548,000	5.6 %	\$ 260,000	\$ 2,900,000
2024	129	\$ 588,393	\$ 553,000	0.9 %	\$ 285,000	\$ 1,260,000



## Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$255,000 and the highest sale price is \$255,000 with a median sale price of \$255,000.

### LEDBURY LEDBURY CCT, WEST WODONGA, VIC 3690

Distance from Property: 45m  -  -  -



Property Type: Vacant Land  
Area:  
Area \$/m2:  
RPD:

Features:

Sale Price: **\$255,000 (Agents Advice - Sale)**

Sale Date: 16/04/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:

### 4 TILLERS GREEN WAY, WEST WODONGA, VIC 3690

Distance from Property: 16m  -  -  -



Property Type: Vacant Land  
Area: 471 m<sup>2</sup>  
Area \$/m2: \$541  
RPD: 36A//PS828330

Features:

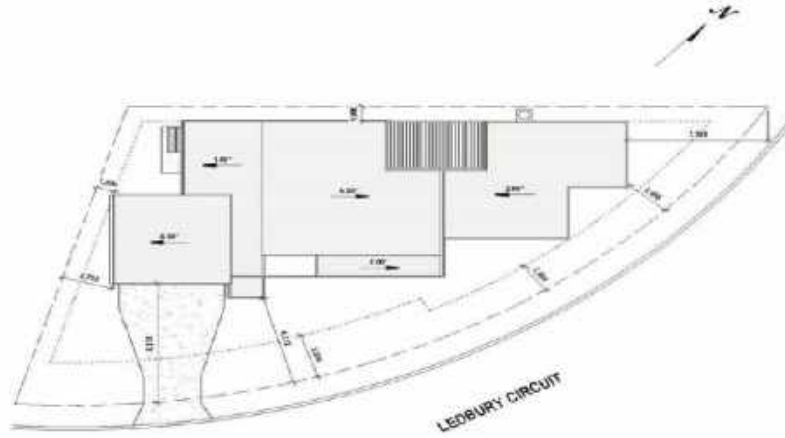
Sale Price: **\$255,000 (Normal Sale)**

Sale Date: 10/04/2024 Days to Sell:

Last Price: Chg %:

First Price: Chg %:

# 7 LEDBURY CIRCUIT, WEST WODONGA, VIC 3690



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	<b>CONCEPT PLAN</b> PROPOSED ONE STOREY RESIDENCE AT LOT 436 TILLENB WAY, WODONGA GOLF CLUB	No. 101	No. 102	No. 103	No. 104	No. 105	No. 106	No. 107	No. 108
		No. 109	No. 110	No. 111	No. 112	No. 113	No. 114	No. 115	No. 116

## Contact your agent for further information:



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