



Bonnici &
Associates



STATEMENT OF INFORMATION

10 CHURCH STREET, WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 CHURCH STREET, WODONGA, VIC 3690  3  1  1

Indicative Selling Price

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

Price Range:

300,000 to 330,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$344,000

01 April 2017 to 31 March 2018

Provided by: 

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 agent's representative considers to be most comparable to the property for sale.



17 MILL ST, WODONGA, VIC 3690

 3  2  2

Sale Price

\$260,000

Sale Date: 31/01/2018

Distance from Property: 269m



22 CHURCH ST, WODONGA, VIC 3690

 3  1  2

Sale Price

\$355,000

Sale Date: 18/11/2017

Distance from Property: 147m



33 BATT AVE, WODONGA, VIC 3690

 3  1  4

Sale Price

\$400,000

Sale Date: 10/08/2017

Distance from Property: 933m



This report has been compiled on 21/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

10 CHURCH STREET, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

300,000 to 330,000

Median sale price

Median price

\$344,000

House

X

Unit


Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

Source



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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 MILL ST, WODONGA, VIC 3690	\$260,000	31/01/2018
22 CHURCH ST, WODONGA, VIC 3690	\$355,000	18/11/2017
33 BATT AVE, WODONGA, VIC 3690	\$400,000	10/08/2017