

# STATEMENT OF INFORMATION

44 WILLIAM STREET, WODONGA, VIC 3690

PREPARED BY WILLIAM BONNICI, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**44 WILLIAM STREET, WODONGA, VIC 3690** - 5 10

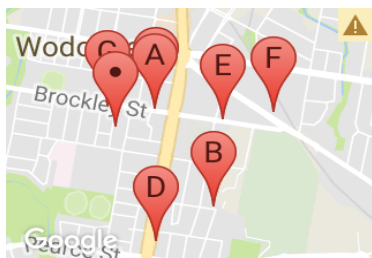
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:** **\$1,500,000**

Provided by: William Bonnici, 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: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**52 BROCKLEY ST, WODONGA, VIC 3690**

3 1 2

Sale Price

**\$590,000**

Sale Date: 19/12/2017

Distance from Property: 295m



**6 RICHARDSON ST, WODONGA, VIC 3690**

4 1 2

Sale Price

**\$330,000**

Sale Date: 21/12/2017

Distance from Property: 874m



**14 CUMMINGS ST, WODONGA, VIC 3690**

3 2 4

Sale Price

**\$475,000**

Sale Date: 22/12/2017

Distance from Property: 323m



This report has been compiled on 18/06/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





**326 BEECHWORTH RD, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$335,000**

Sale Date: 03/02/2018

Distance from Property: 881m



**30 BROCKLEY ST, WODONGA, VIC 3690**

3 2 2

Sale Price

**\$370,000**

Sale Date: 28/02/2018

Distance from Property: 716m



**54 THOMAS MITCHELL DR, WODONGA, VIC**

3 1 4

Sale Price

**\$373,500**

Sale Date: 09/03/2018

Distance from Property: 1.1km



**91 BROCKLEY ST, WODONGA, VIC 3690**

3 1 2

Sale Price

**\*\*\$350,000**

Sale Date: 29/05/2018

Distance from Property: 162m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

44 WILLIAM STREET, WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$1,500,000

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 two kilometres of the property for sale in the last six 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
52 BROCKLEY ST, WODONGA, VIC 3690	\$590,000	19/12/2017
6 RICHARDSON ST, WODONGA, VIC 3690	\$330,000	21/12/2017
14 CUMMINGS ST, WODONGA, VIC 3690	\$475,000	22/12/2017
326 BEECHWORTH RD, WODONGA, VIC 3690	\$335,000	03/02/2018

30 BROCKLEY ST, WODONGA, VIC 3690	\$370,000	28/02/2018
54 THOMAS MITCHELL DR, WODONGA, VIC 3690	\$373,500	09/03/2018
91 BROCKLEY ST, WODONGA, VIC 3690	**\$350,000	29/05/2018