

# STATEMENT OF INFORMATION

3 TEAL COURT, WEST WODONGA, VIC 3690

PREPARED BY TIAGO NEVES, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 3 TEAL COURT, WEST WODONGA, VIC

3 1 1

#### Indicative Selling Price

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

Single Price:

**\$295,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



### WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

**\$327,250**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## 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.



### 19 NIGHTINGALE AVE, WEST WODONGA, VIC

3 1 2

Sale Price

**\$280,000**

Sale Date: 11/05/2017

Distance from Property: 60m



### 1 TEAL CRT, WEST WODONGA, VIC 3690

3 2 1

Sale Price

**\$309,000**

Sale Date: 01/06/2017

Distance from Property: 35m



### 21 HAMILTON PL, WEST WODONGA, VIC 3690

3 2 1

Sale Price

**\*\$282,500**

Sale Date: 17/01/2018

Distance from Property: 516m



This report has been compiled on 26/04/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

3 TEAL COURT, 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)

Single Price:

\$295,000

Median sale price

Median price

\$327,250

House

X

Unit


Suburb

WEST 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
19 NIGHTINGALE AVE, WEST WODONGA, VIC 3690	\$280,000	11/05/2017
1 TEAL CRT, WEST WODONGA, VIC 3690	\$309,000	01/06/2017
21 HAMILTON PL, WEST WODONGA, VIC 3690	*\$282,500	17/01/2018