





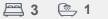
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 TEAL COURT, WEST WODONGA, VIC







Indicative Selling Price

For the meaning of this price see 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







Sale Price

\$280,000

Sale Date: 11/05/2017

Distance from Property: 60m





1 TEAL CRT, WEST WODONGA, VIC 3690







Sale Price

\$309,000

Sale Date: 01/06/2017

Distance from Property: 35m





21 HAMILTON PL, WEST WODONGA, VIC 3690 🕮 3 🕒 2







Sale Price

*\$282,500

Sale Date: 17/01/2018

Distance from Property: 516m



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

Single Price:	\$295,000

Median sale price

Median price	\$327,250	House	Χ	Unit	Suburb	WEST WODONGA
Period	01 April 2017 to 31 March 2018			Source	p	ricefinder

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