

STATEMENT OF INFORMATION

10 BALLARD 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



10 BALLARD STREET, WODONGA, VIC

3 1 1

Indicative Selling Price

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

Single Price:

\$269,000

Provided by: William Bonnici, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$329,250

01 October 2016 to 30 September 2017

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.



6 GLENAIRNE ST, WODONGA, VIC 3690

3 1 2

Sale Price

***\$265,000**

Sale Date: 28/09/2017

Distance from Property: 407m



69 MELROSE DR, WEST WODONGA, VIC 3690

3 1 4

Sale Price

\$257,000

Sale Date: 08/09/2017

Distance from Property: 505m



13 CAMPBELL AVE, WEST WODONGA, VIC

3 1 1

Sale Price

***\$252,500**

Sale Date: 21/06/2017

Distance from Property: 346m



This report has been compiled on 31/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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 BALLARD STREET, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$269,000

Median sale price

Median price

\$329,250

House

X

Unit


Suburb

WODONGA

Period

01 October 2016 to 30 September 2017

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
6 GLENAIRNE ST, WODONGA, VIC 3690	*\$265,000	28/09/2017
69 MELROSE DR, WEST WODONGA, VIC 3690	\$257,000	08/09/2017
13 CAMPBELL AVE, WEST WODONGA, VIC 3690	*\$252,500	21/06/2017