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# Statement of Information

20 SAPPHIRE CIRCUIT, WEST WODONGA, VIC 3690

Prepared by Tara Cobbe, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 SAPPHIRE CIRCUIT, WEST WODONGA,** 3 1 2

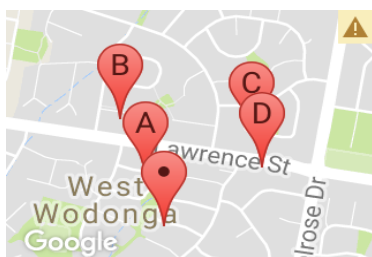
### Indicative Selling Price

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

**Price Range: \$290,000 to \$300,000**

Provided by: Tara Cobbe, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$327,500**

01 January 2017 to 31 December 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 GARNET CCT, WEST WODONGA, VIC**

3 1 4

Sale Price

**Price Withheld**

Sale Date: 09/10/2017

Distance from Property: 192m



**15 LOMOND CRT, WEST WODONGA, VIC**

3 1 2

Sale Price

**\$307,000**

Sale Date: 27/09/2017

Distance from Property: 417m



**40 HIGHLAND CRES, WEST WODONGA,**

3 1 1

Sale Price

**\$269,000**

Sale Date: 10/08/2017

Distance from Property: 439m



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Bonnici &  
Associates



315 LAWRENCE ST, WEST WODONGA, VIC

 3  1  1

Sale Price

**\$250,000**

Sale Date: 27/07/2017

Distance from Property: 391m



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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

20 SAPPHIRE CIRCUIT, 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)

Price Range:

\$290,000 to \$300,000

Median sale price

Median price

\$327,500

House

X

Unit


Suburb

WEST WODONGA

Period

01 January 2017 to 31 December 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 GARNET CCT, WEST WODONGA, VIC 3690	Price Withheld	09/10/2017
15 LOMOND CRT, WEST WODONGA, VIC 3690	\$307,000	27/09/2017
40 HIGHLAND CRES, WEST WODONGA, VIC 3690	\$269,000	10/08/2017
315 LAWRENCE ST, WEST WODONGA, VIC 3690	\$250,000	27/07/2017