

STATEMENT OF INFORMATION

3 CLARENDON AVENUE, WODONGA, VIC 3690

PREPARED BY TIAGO NEVES, FIRST NATIONAL BONNICI & ASSOCIATES

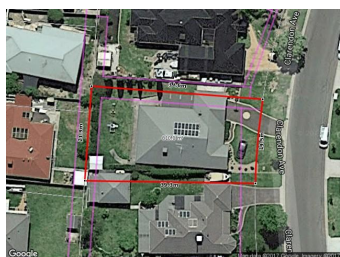


Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 CLARENDON AVENUE, WODONGA, VIC

3 - -

Indicative Selling Price

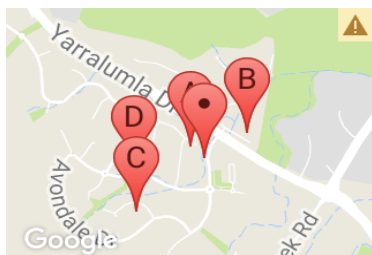
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$439,000

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$330,000

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.



16 WHERNSIDE DR, WODONGA, VIC 3690

4 2 2

Sale Price

\$465,000

Sale Date: 24/01/2017

Distance from Property: 63m



98 YARRALUMLA DR, WODONGA, VIC 3690

4 2 3

Sale Price

\$385,000

Sale Date: 23/12/2016

Distance from Property: 171m



1 DELAWARE CRT, WODONGA, VIC 3690

4 2 4

Sale Price

***\$450,000**

Sale Date: 29/06/2017

Distance from Property: 298m



This report has been compiled on 20/11/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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12 AVONDALE DR, WODONGA, VIC 3690

 5  2  2

Sale Price

***\$409,000**

Sale Date: 20/07/2017

Distance from Property: 238m



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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 CLARENDON AVENUE, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$439,000

Median sale price

Median price

\$330,000

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
16 WHERNSIDE DR, WODONGA, VIC 3690	\$465,000	24/01/2017
98 YARRALUMLA DR, WODONGA, VIC 3690	\$385,000	23/12/2016
1 DELAWARE CRT, WODONGA, VIC 3690	*\$450,000	29/06/2017
12 AVONDALE DR, WODONGA, VIC 3690	*\$409,000	20/07/2017