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# Statement of Information

21 PEREGRINE PLACE, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 21 PEREGRINE PLACE, WODONGA, VIC



#### Indicative Selling Price

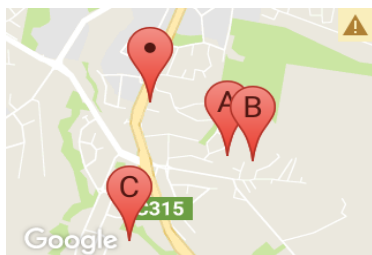
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$179,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



### WODONGA, VIC, 3690

Suburb Median Sale Price (House)

**\$340,000**

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.



### 8 KITE PL, WODONGA, VIC 3690



Sale Price

**\$160,000**

Sale Date: 18/07/2017

Distance from Property: 644m



### 21 MCSWINEY CRT, LENEVA, VIC 3691



Sale Price

**\$155,000**

Sale Date: 25/10/2017

Distance from Property: 806m



### 8 ERLANDSEN CCT, WODONGA, VIC 3690



Sale Price

**\$152,500**

Sale Date: 15/08/2017

Distance from Property: 1km



This report has been compiled on 13/04/2018 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

21 PEREGRINE PLACE, 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:

\$179,000

Median sale price

Median price

\$340,000

House

Unit


Suburb

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
8 KITE PL, WODONGA, VIC 3690	\$160,000	18/07/2017
21 MCSWINEY CRT, LENEVA, VIC 3691	\$155,000	25/10/2017
8 ERLANDSEN CCT, WODONGA, VIC 3690	\$152,500	15/08/2017