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Statement of Information

117 MARSHALL STREET, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



117 MARSHALL STREET, WEST

3 1 3

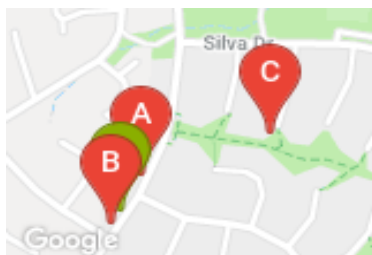
Indicative Selling Price

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

Single Price: **\$259,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$327,000

01 July 2017 to 30 June 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.



109 MARSHALL ST, WEST WODONGA, VIC

3 1 2

Sale Price

\$273,000

Sale Date: 20/03/2018

Distance from Property: 71m



121 MARSHALL ST, WEST WODONGA, VIC

3 1 2

Sale Price

\$245,000

Sale Date: 13/11/2017

Distance from Property: 29m



11 TURTON CRT, WEST WODONGA, VIC 3690

3 1 1

Sale Price

\$268,000

Sale Date: 18/07/2017

Distance from Property: 287m



This report has been compiled on 05/07/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

117 MARSHALL STREET, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$259,000

Median sale price

Median price

\$327,000

House

X

Unit


Suburb

WEST WODONGA

Period

01 July 2017 to 30 June 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
109 MARSHALL ST, WEST WODONGA, VIC 3690	\$273,000	20/03/2018
121 MARSHALL ST, WEST WODONGA, VIC 3690	\$245,000	13/11/2017
11 TURTON CRT, WEST WODONGA, VIC 3690	\$268,000	18/07/2017