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Statement of Information

4 CHAUNCEY COURT, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates

Bonnici & Associates

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 CHAUNCEY COURT, WEST WODONGA, 5 3 2

Indicative Selling Price

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

Single Price: **$715,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

$330,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



4 HYLTON CRT, WEST WODONGA, VIC 3690 5 3 2

Sale Price

$825,000

Sale Date: 23/06/2017

Distance from Property: 469m A



1 JAKARY CT, WEST WODONGA, VIC 3690 4 3 2

Sale Price

$665,000

Sale Date: 21/04/2017

Distance from Property: 471m B

This report has been compiled on 15/05/2018 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	4 CHAUNCEY COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:	$715,000

Median sale price

Median price	$330,000	House	X	Unit		Suburb	WEST WODONGA
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
4 HYLTON CRT, WEST WODONGA, VIC 3690	$825,000	23/06/2017
1 JAKARY CT, WEST WODONGA, VIC 3690	$665,000	21/04/2017