

Statement of Information

3 BURROWS COURT, WODONGA, VIC 3690

Prepared by William Bonnici, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BURROWS COURT, WODONGA, VIC 3690 3 🕒 1 🚓 1







Indicative Selling Price

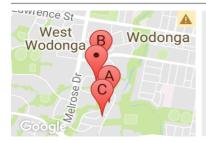
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$ 229,000

Provided by: William Bonnici, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$324,000

01 October 2016 to 31 March 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.



1 GARDNER ST, WODONGA, VIC 3690







Sale Price

*\$189,000

Sale Date: 01/05/2017

Distance from Property: 352m





14 NICOLE CRES, WODONGA, VIC 3690







Sale Price

\$263,500

Sale Date: 11/03/2017

Distance from Property: 220m





3 ZEINERT ST, WODONGA, VIC 3690







Sale Price

\$275,000

Sale Date: 27/02/2017

Distance from Property: 510m



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 BURROWS COURT, WODONGA, VIC 3690
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Indicative selling price

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

Single Price:	\$ 229,000

Median sale price

Median price	\$324,000	House X	Unit	Suburb	WODONGA
Period	01 October 2016 to 31 March 2017		Source	p	ricefinder

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
1 GARDNER ST, WODONGA, VIC 3690	*\$189,000	01/05/2017
14 NICOLE CRES, WODONGA, VIC 3690	\$263,500	11/03/2017
3 ZEINERT ST, WODONGA, VIC 3690	\$275,000	27/02/2017

