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# Statement of Information

5 ERLANDSEN CIRCUIT, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 ERLANDSEN CIRCUIT, WODONGA, VIC**

4 2 2

### Indicative Selling Price

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

Single Price:

**\$469,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

Suburb Median Sale Price (Vacant Land)

**\$141,000**

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.



**14 COVERDALE DR, WODONGA, VIC 3690**

4 2 2

Sale Price

**\$467,000**

Sale Date: 29/06/2017

Distance from Property: 202m



**19 COVERDALE DR, WODONGA, VIC 3690**

4 2 3

Sale Price

**\$435,000**

Sale Date: 04/07/2017

Distance from Property: 261m



**14 PARNABY ST, WODONGA, VIC 3690**

4 2 3

Sale Price

**\$450,000**

Sale Date: 15/08/2017

Distance from Property: 218m



This report has been compiled on 03/05/2018 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

5 ERLANDSEN CIRCUIT, 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:

\$469,000

Median sale price

Median price

\$141,000

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
14 COVERDALE DR, WODONGA, VIC 3690	\$467,000	29/06/2017
19 COVERDALE DR, WODONGA, VIC 3690	\$435,000	04/07/2017
14 PARNABY ST, WODONGA, VIC 3690	\$450,000	15/08/2017