

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

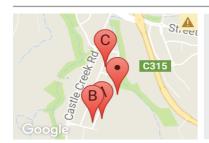
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$467,000

Sale Date: 29/06/2017

Distance from Property: 202m





19 COVERDALE DR, WODONGA, VIC 3690







Sale Price

\$435,000

Sale Date: 04/07/2017

Distance from Property: 261m





14 PARNABY ST, WODONGA, VIC 3690







Sale Price

\$450.000

Sale Date: 15/08/2017

Distance from Property: 218m



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
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Indicative selling price

For the meaning of this	price see consumer.vic.gov.au/unde	rquoting
Single Price	000 0312	

Median sale price

Median price	\$141,000	House	Unit	Suburb	WODONGA
Period	01 April 2017 to 31 March 2018		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
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