



Bonnici &  
Associates



## STATEMENT OF INFORMATION

46 GORDON STREET, WODONGA, VIC 3690

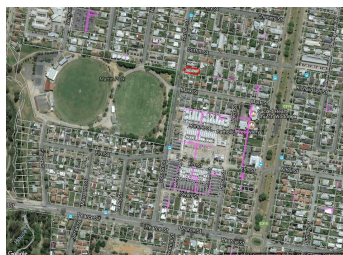
PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**46 GORDON STREET, WODONGA, VIC**

3 1 1

**Indicative Selling Price**

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

**Price Range:**

**265,000 to 280,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

**Suburb Median Sale Price (House)**

**\$330,000**

01 October 2016 to 30 September 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.



**63 CHARLES ST, WODONGA, VIC 3690**

3 1 2

**Sale Price**

**\$315,000**

Sale Date: 07/04/2017

Distance from Property: 267m



**97 MITCHELL ST, WODONGA, VIC 3690**

3 1 5

**Sale Price**

**\$260,000**

Sale Date: 27/03/2017

Distance from Property: 588m



**58 VERMONT ST, WODONGA, VIC 3690**

3 1 2

**Sale Price**

**\$265,000**

Sale Date: 10/12/2016

Distance from Property: 386m



This report has been compiled on 11/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**12 RICHARDSON ST, WODONGA, VIC 3690**

3 1 2

Sale Price

**\$260,000**

Sale Date: 19/09/2016

Distance from Property: 351m



**33 WILSON ST, WODONGA, VIC 3690**

3 - -

Sale Price

**\$290,000**

Sale Date: 24/08/2016

Distance from Property: 301m



**268 BEECHWORTH RD, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$266,000**

Sale Date: 11/07/2016

Distance from Property: 385m



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

46 GORDON STREET, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

265,000 to 280,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb

WODONGA

Period

01 October 2016 to 30 September 2017

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 |
|-------------------------------------|-----------|--------------|
| 63 CHARLES ST, WODONGA, VIC 3690    | \$315,000 | 07/04/2017   |
| 97 MITCHELL ST, WODONGA, VIC 3690   | \$260,000 | 27/03/2017   |
| 58 VERMONT ST, WODONGA, VIC 3690    | \$265,000 | 10/12/2016   |
| 12 RICHARDSON ST, WODONGA, VIC 3690 | \$260,000 | 19/09/2016   |

|                                      |           |            |
|--------------------------------------|-----------|------------|
| 33 WILSON ST, WODONGA, VIC 3690      | \$290,000 | 24/08/2016 |
| 268 BEECHWORTH RD, WODONGA, VIC 3690 | \$266,000 | 11/07/2016 |