



Bonnici &  
Associates



## **STATEMENT OF INFORMATION**

34 AZURE DRIVE, WEST WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 AZURE DRIVE, WEST WODONGA, VIC**

3 1 1

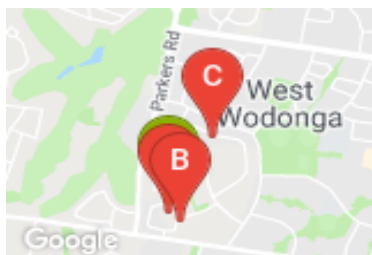
### Indicative Selling Price

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

**Single Price: 268,000**

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$326,000**

01 July 2017 to 30 June 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 THOMAS PL, WEST WODONGA, VIC 3690**

3 1 2

### Sale Price

**\*\$250,000**

Sale Date: 20/12/2017

Distance from Property: 52m



**59 AZURE DR, WEST WODONGA, VIC 3690**

3 1 1

### Sale Price

**\$265,000**

Sale Date: 23/11/2017

Distance from Property: 141m



**19 NIGHTINGALE AVE, WEST WODONGA, VIC**

3 1 2

### Sale Price

**\$280,000**

Sale Date: 11/05/2017

Distance from Property: 581m



This report has been compiled on 03/07/2018 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

34 AZURE DRIVE, WEST 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:

268,000

Median sale price

Median price

\$326,000

House

X

Unit


Suburb

WEST WODONGA

Period

01 July 2017 to 30 June 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 THOMAS PL, WEST WODONGA, VIC 3690	*\$250,000	20/12/2017
59 AZURE DR, WEST WODONGA, VIC 3690	\$265,000	23/11/2017
19 NIGHTINGALE AVE, WEST WODONGA, VIC 3690	\$280,000	11/05/2017