



Bonnici &  
Associates



## STATEMENT OF INFORMATION

41 HEREFORD STREET, WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**41 HEREFORD STREET, WODONGA, VIC**

3 1 -

### Indicative Selling Price

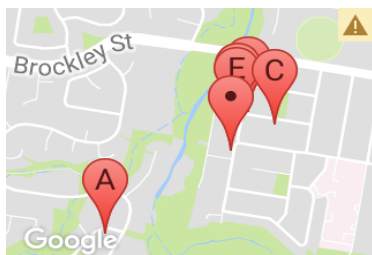
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**190,000 to 209,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$332,500**

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.



**1 GARDNER ST, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$189,000**

Sale Date: 24/04/2017

Distance from Property: 515m



**24 HEREFORD ST, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$230,000**

Sale Date: 16/05/2017

Distance from Property: 157m



**15 JAMES ST, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$220,000**

Sale Date: 08/06/2017

Distance from Property: 176m



This report has been compiled on 11/12/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**25 HEREFORD ST, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$210,000**

Sale Date: 24/08/2017

Distance from Property: 122m



**27 HEREFORD ST, WODONGA, VIC 3690**

3 1 1

Sale Price

**\$210,000**

Sale Date: 07/09/2017

Distance from Property: 107m



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

41 HEREFORD 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:

190,000 to 209,000

Median sale price

Median price

\$332,500

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
1 GARDNER ST, WODONGA, VIC 3690	\$189,000	24/04/2017
24 HEREFORD ST, WODONGA, VIC 3690	\$230,000	16/05/2017
15 JAMES ST, WODONGA, VIC 3690	\$220,000	08/06/2017
25 HEREFORD ST, WODONGA, VIC 3690	\$210,000	24/08/2017

27 HEREFORD ST, WODONGA, VIC 3690	\$210,000	07/09/2017
-----------------------------------	-----------	------------