

# Statement of Information

9 PINEHURST FAIRWAY, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 PINEHURST FAIRWAY, WEST







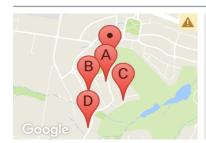
**Indicative Selling Price** 

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

Single Price: \$549,000

Provided by: Tiago Neves, First National Bonnici & Associates

#### **MEDIAN SALE PRICE**



# **WEST WODONGA, VIC, 3690**

**Suburb Median Sale Price (House)** 

\$328,750

01 January 2017 to 31 December 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.



# 6 MONTCLAIR AVE, WEST WODONGA, VIC







Sale Price

\*\$490,000

Sale Date: 08/01/2018

Distance from Property: 139m





# 47 FIRESTONE WAY, WEST WODONGA, VIC







Sale Price

**\*\$566,000** 

Sale Date: 15/02/2018

Distance from Property: 262m





4 COTTLESLOE CRT, WEST WODONGA, VIC







**Sale Price** 

\*\$599,000

Sale Date: 05/10/2017

Distance from Property: 290m







# 70 FIRESTONE WAY, WEST WODONGA, VIC 🚊 4 😓 2 🚓 2



Sale Price

\$562,500

Sale Date: 16/11/2017

Distance from Property: 498m



# 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	9 PINEHURST FAIRWAY, WEST WODONGA, VIC 3690
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# Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$549,000	

# Median sale price

Median price	\$328,750	House	X	Unit		Suburb	WEST WODONGA
Period	01 January 2017 to 31 December 2017		Sour	се	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
6 MONTCLAIR AVE, WEST WODONGA, VIC 3690	*\$490,000	08/01/2018
47 FIRESTONE WAY, WEST WODONGA, VIC 3690	*\$566,000	15/02/2018
4 COTTLESLOE CRT, WEST WODONGA, VIC 3690	*\$599,000	05/10/2017
70 FIRESTONE WAY, WEST WODONGA, VIC 3690	\$562,500	16/11/2017