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Statement of Information

2/9 RAILWAY STREET, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/9 RAILWAY STREET, WODONGA, VIC

2 1 1

Indicative Selling Price

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

Single Price: \$269,000

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (Unit)

\$225,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4/21 CUMMINGS ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$280,000

Sale Date: 18/10/2017

Distance from Property: 725m



3/21 CUMMINGS ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$259,000

Sale Date: 29/06/2017

Distance from Property: 738m



137 HUME ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$245,000

Sale Date: 05/06/2017

Distance from Property: 524m



This report has been compiled on 13/06/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/9 RAILWAY STREET, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$269,000

Median sale price

Median price

\$225,000

House

Unit

X


Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
4/21 CUMMINGS ST, WODONGA, VIC 3690	\$280,000	18/10/2017
3/21 CUMMINGS ST, WODONGA, VIC 3690	\$259,000	29/06/2017
137 HUME ST, WODONGA, VIC 3690	\$245,000	05/06/2017