

# 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







**Indicative Selling Price** 

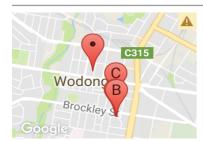
For the meaning of this price see consumer.vic.au/underquoting

\$269,000

Single Price:

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







Sale Price

\$280,000

Sale Date: 18/10/2017

Distance from Property: 725m





3/21 CUMMINGS ST, WODONGA, VIC 3690







Sale Price

\$259,000

Sale Date: 29/06/2017

Distance from Property: 738m





137 HUME ST, WODONGA, VIC 3690







**Sale Price** 

\$245.000

Sale Date: 05/06/2017

Distance from Property: 524m



# 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
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# 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		Sou	irce	p	ricefinder	

### 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