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Statement of Information

5 KILLARNEY COURT, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 KILLARNEY COURT, WEST WODONGA,  4  2  2

Indicative Selling Price

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

Single Price: **\$375,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$320,000

01 October 2016 to 30 September 2017

Provided by: 

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.



19 INNISBROOK AVE, WEST WODONGA,  4  2  2

Sale Price

***\$350,000**

Sale Date: 15/09/2017

Distance from Property: 388m



3 NEDLANDS CL, WEST WODONGA, VIC  4  2  2

Sale Price

\$375,000

Sale Date: 09/02/2017

Distance from Property: 428m



6 WILLOUGHBY AVE, WEST WODONGA,  3  2  4

Sale Price

\$385,000

Sale Date: 02/02/2017

Distance from Property: 449m



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Bonnici &
Associates



15 BIRKDALE TCE, WEST WODONGA, VIC

 4  2  2

Sale Price

***\$373,000**

Sale Date: 08/09/2017

Distance from Property: 482m



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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

5 KILLARNEY COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$320,000

House

X

Unit


Suburb

WEST 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
19 INNISBROOK AVE, WEST WODONGA, VIC 3690	*\$350,000	15/09/2017
3 NEDLANDS CL, WEST WODONGA, VIC 3690	\$375,000	09/02/2017
6 WILLOUGHBY AVE, WEST WODONGA, VIC 3690	\$385,000	02/02/2017
15 BIRKDALE TCE, WEST WODONGA, VIC 3690	*\$373,000	08/09/2017