



**first  
national**  
REAL ESTATE

**We put you first**

# Statement of Information

7 COTTLESLOE COURT, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 7 COTTLESLOE COURT, WEST

4 2 2

#### Indicative Selling Price

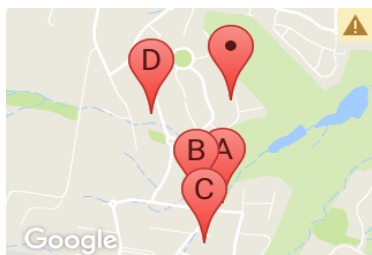
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$449,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



### WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

**\$324,000**

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.



### 32 INNISBROOK AVE, WEST WODONGA, VIC

4 2 3

Sale Price

**\$440,000**

Sale Date: 25/12/2016

Distance from Property: 379m



### 24 INNISBROOK AVE, WEST WODONGA, VIC

4 2 2

Sale Price

**\$435,000**

Sale Date: 31/03/2016

Distance from Property: 398m



### 6 SHARP CRT, WEST WODONGA, VIC 3690

4 2 2

Sale Price

**\$420,000**

Sale Date: 20/05/2016

Distance from Property: 532m



This report has been compiled on 14/10/2017 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.



Bonnici &  
Associates



54 FIRESTONE WAY, WEST WODONGA, VIC

 4  2  2

Sale Price

**\$455,000**

Sale Date: 21/12/2016

Distance from Property: 271m



This report has been compiled on 14/10/2017 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.

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

7 COTTLESLOE COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$324,000

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
32 INNISBROOK AVE, WEST WODONGA, VIC 3690	\$440,000	25/12/2016
24 INNISBROOK AVE, WEST WODONGA, VIC 3690	\$435,000	31/03/2016
6 SHARP CRT, WEST WODONGA, VIC 3690	\$420,000	20/05/2016
54 FIRESTONE WAY, WEST WODONGA, VIC 3690	\$455,000	21/12/2016