

STATEMENT OF INFORMATION

24 MELROSE DRIVE, WODONGA, VIC 3690

PREPARED BY LIAM MARSHALL, FIRST NATIONAL BONNICI & ASSOCIATES

Bonnici & Associates

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

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24 MELROSE DRIVE, WODONGA, VIC 3690

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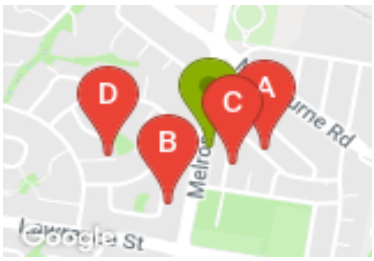
Indicative Selling Price

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

Single Price: **$239,000**

Provided by: Liam Marshall, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

$349,700

01 January 2018 to 31 December 2018

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.



30 WORNES DR, WODONGA, VIC 3690

3 | 1 | 1

Sale Price

$242,000

Sale Date: 20/06/2018

Distance from Property: 190m

A



16 HIGHLAND CRES, WEST WODONGA, VIC

3 | 1 | 1

Sale Price

$237,500

Sale Date: 06/06/2018

Distance from Property: 250m

B



10 BALLARD ST, WODONGA, VIC 3690

3 | 1 | 2

Sale Price

$264,000

Sale Date: 09/04/2018

Distance from Property: 98m

C

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Bonnici & Associates



4 BORTHWICK CRT, WEST WODONGA, VIC

3 1 2

Sale Price

$274,000

Sale Date: 29/03/2018

Distance from Property: 339m

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	24 MELROSE DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Single Price:	$239,000

Median sale price

Median price	$349,700	House	X	Unit		Suburb	WODONGA
Period	01 January 2018 to 31 December 2018	Source	pricefinder				

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
30 WORNES DR, WODONGA, VIC 3690	$242,000	20/06/2018
16 HIGHLAND CRES, WEST WODONGA, VIC 3690	$237,500	06/06/2018
10 BALLARD ST, WODONGA, VIC 3690	$264,000	09/04/2018

4 BORTHWICK CRT, WEST WODONGA, VIC 3690	$274,000	29/03/2018