

STATEMENT OF INFORMATION

2/160 MELBOURNE ROAD, WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/160 MELBOURNE ROAD, WODONGA, VIC  2  1  1

Indicative Selling Price

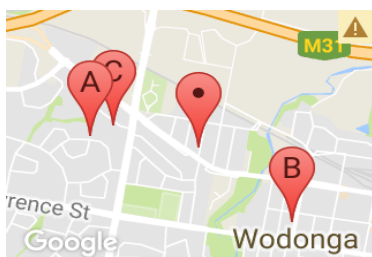
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$278,000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (Unit)

\$198,000

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.



2/10 CELTIC CRT, WEST WODONGA, VIC 3690

 3  1  2

Sale Price

\$247,000

Sale Date: 24/01/2017

Distance from Property: 731m



1/11 WATSON ST, WODONGA, VIC 3690

 2  1  1

Sale Price

\$235,000

Sale Date: 27/10/2016

Distance from Property: 831m



3/1 ROADSHOW DR, WEST WODONGA, VIC

 2  1  1

Sale Price

\$232,500

Sale Date: 08/03/2017

Distance from Property: 588m



This report has been compiled on 19/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2/160 MELBOURNE ROAD, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$278,000

Median sale price

Median price

\$198,000

House

Unit

X


Suburb

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
2/10 CELTIC CRT, WEST WODONGA, VIC 3690	\$247,000	24/01/2017
1/11 WATSON ST, WODONGA, VIC 3690	\$235,000	27/10/2016
3/1 ROADSHOW DR, WEST WODONGA, VIC 3690	\$232,500	08/03/2017