

STATEMENT OF INFORMATION

18 PARKLAND DRIVE, WODONGA, VIC 3690

PREPARED BY WILLIAM BONNICI, FIRST NATIONAL BONNICI & ASSOCIATES

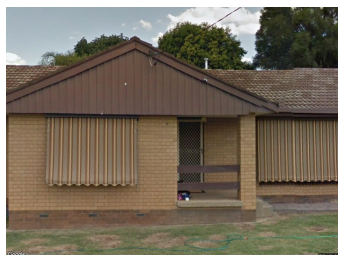


Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 PARKLAND DRIVE, WODONGA, VIC

3 1 1

Indicative Selling Price

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

Single Price:

\$265,000

Provided by: William Bonnici, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$329,750

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.



69 MELROSE DR, WEST WODONGA, VIC 3690

3 1 4

Sale Price

***\$257,000**

Sale Date: 15/09/2017

Distance from Property: 729m



315 LAWRENCE ST, WEST WODONGA, VIC

3 1 1

Sale Price

\$250,000

Sale Date: 27/07/2017

Distance from Property: 923m



12 POPLAR ST, WODONGA, VIC 3690

3 2 3

Sale Price

\$270,000

Sale Date: 19/07/2017

Distance from Property: 335m



This report has been compiled on 24/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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60 VERMONT ST, WODONGA, VIC 3690

 3  1  1

Sale Price

\$260,000

Sale Date: 05/05/2017

Distance from Property: 863m



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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

18 PARKLAND DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$265,000

Median sale price

Median price

\$329,750

House

X

Unit


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
69 MELROSE DR, WEST WODONGA, VIC 3690	*\$257,000	15/09/2017
315 LAWRENCE ST, WEST WODONGA, VIC 3690	\$250,000	27/07/2017
12 POPLAR ST, WODONGA, VIC 3690	\$270,000	19/07/2017
60 VERMONT ST, WODONGA, VIC 3690	\$260,000	05/05/2017