



Bonnici &  
Associates



## **STATEMENT OF INFORMATION**

101 YARRALUMLA DRIVE, WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**101 YARRALUMLA DRIVE, WODONGA, VIC** 3 2 2

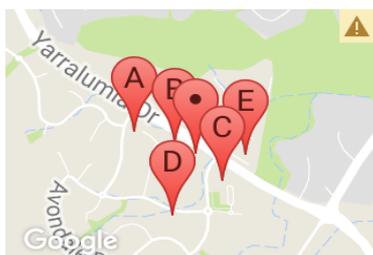
### Indicative Selling Price

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

### Price Range:

Provided by: Lexley Sewell, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$320,000**

01 July 2016 to 30 June 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.



**6 JEVINGTON DR, WODONGA, VIC 3690** 3 2 4

Sale Price

**\$357,700**

Sale Date: 11/05/2017

Distance from Property: 217m



**91 YARRALUMLA DR, WODONGA, VIC 3690** 3 2 2

Sale Price

**\$317,500**

Sale Date: 18/01/2017

Distance from Property: 78m



**7 GRANGE CL, WODONGA, VIC 3690** 3 2 2

Sale Price

**\$340,000**

Sale Date: 22/12/2016

Distance from Property: 135m



This report has been compiled on 15/08/2017 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.



5 AVONDALE DR, WODONGA, VIC 3690

3 2 2

Sale Price

**\$369,000**

Sale Date: 29/11/2016

Distance from Property: 240m



98 YARRALUMLA DR, WODONGA, VIC 3690

4 2 3

Sale Price

**\$385,000**

Sale Date: 23/12/2016

Distance from Property: 167m



## 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

101 YARRALUMLA DRIVE, WODONGA, VIC 3690

### Indicative selling price

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

Price Range:

### Median sale price

Median price

\$320,000

House

Unit

Suburb

WODONGA

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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
6 JEVINGTON DR, WODONGA, VIC 3690	\$357,700	11/05/2017
91 YARRALUMLA DR, WODONGA, VIC 3690	\$317,500	18/01/2017
7 GRANGE CL, WODONGA, VIC 3690	\$340,000	22/12/2016
5 AVONDALE DR, WODONGA, VIC 3690	\$369,000	29/11/2016

98 YARRALUMLA DR, WODONGA, VIC 3690	\$385,000	23/12/2016
-------------------------------------	-----------	------------