



Bonnici &
Associates



STATEMENT OF INFORMATION

5/1 BELL COURT, WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/1 BELL COURT, WODONGA, VIC 3690

2 1 1

Indicative Selling Price

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

Single Price: **172,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (Unit)

\$225,000

01 April 2017 to 31 March 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.



3/99 WIGG ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$150,000

Sale Date: 04/07/2017

Distance from Property: 233m



6/121 GRALEN ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$180,000

Sale Date: 07/08/2017

Distance from Property: 422m



3/38 LAWRENCE ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$178,000

Sale Date: 08/05/2017

Distance from Property: 525m



This report has been compiled on 16/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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6/8 SANYO DR, WODONGA, VIC 3690

2 1 2

Sale Price

\$175,000

Sale Date: 17/05/2017

Distance from Property: 555m



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

5/1 BELL COURT, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

172,000

Median sale price

Median price

\$225,000

House

Unit

Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

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
3/99 WIGG ST, WODONGA, VIC 3690	\$150,000	04/07/2017
6/121 GRALEN ST, WODONGA, VIC 3690	\$180,000	07/08/2017
3/38 LAWRENCE ST, WODONGA, VIC 3690	\$178,000	08/05/2017
6/8 SANYO DR, WODONGA, VIC 3690	\$175,000	17/05/2017