

## 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 or  
locality and postcode

13 Nightingale Avenue, Wodonga, Vic, 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*169,000

or range between

\$\*

&

\$

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1. 21 Garden Cove, Wodonga	\$ 172,500	03/03/2017
2. 18 Partridge Way, Wodonga	\$ 151,000	02/11/2017
3. 32 Avondale Drive, Wodonga	\$ 150,000	14/09/2017

