

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**7 FITZROY STREET, WEST WODONGA,** 4  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$365,000 to \$379,000**

## MEDIAN SALE PRICE

**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$330,000**

01 April 2017 to 31 March 2018

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 GILLMAN TCE, WEST WODONGA, VIC 3690** 4  2  2

Sale Price

**\$375,000**

Sale Date: 18/08/2017

Distance from Property: 1.3km

**11 GEORGINA ST, WEST WODONGA, VIC 3690** 4  2  2

Sale Price

**\*\$382,000**

Sale Date: 19/04/2018

Distance from Property: 387m

**116 DRAGE RD, WEST WODONGA, VIC 3690** 4  2  2

Sale Price

**\$365,000**

Sale Date: 08/12/2017

Distance from Property: 173m

**This report has been compiled on 17/05/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

7 FITZROY STREET, WEST 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: \$365,000 to \$379,000

### Median sale price

Median price

\$330,000

House

Unit

Suburb

WEST WODONGA

Period

01 April 2017 to 31 March 2018

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
2 GILLMAN TCE, WEST WODONGA, VIC 3690	\$375,000	18/08/2017
11 GEORGINA ST, WEST WODONGA, VIC 3690	*\$382,000	19/04/2018
116 DRAGE RD, WEST WODONGA, VIC 3690	\$365,000	08/12/2017