

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 THOMAS PLACE, WEST WODONGA,

3 1 2

Indicative Selling Price

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

Price Range: **\$276,000 to \$305,000**

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

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.



7 THOMAS PL, WEST WODONGA, VIC 3690

3 1 3

Sale Price

Price Withheld

Sale Date: 14/06/2017

Distance from Property: 97m



3 KOOKABURRA PL, WEST WODONGA, VIC

3 1 2

Sale Price

***\$280,000**

Sale Date: 14/06/2017

Distance from Property: 480m



11 TEMPLETON PL, WEST WODONGA, VIC

3 1 2

Sale Price

\$281,000

Sale Date: 17/03/2017

Distance from Property: 275m



This report has been compiled on 01/08/2017 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2017 - 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

14 THOMAS PLACE, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$276,000 to \$305,000

Median sale price

Median price \$315,000

House

Unit

Suburb

WEST WODONGA

Period 01 July 2016 to 30 June 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
7 THOMAS PL, WEST WODONGA, VIC 3690	Price Withheld	14/06/2017
3 KOOKABURRA PL, WEST WODONGA, VIC 3690	*\$280,000	14/06/2017
11 TEMPLETON PL, WEST WODONGA, VIC 3690	\$281,000	17/03/2017