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# Statement of Information

21 PEREGRINE PLACE, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 21 PEREGRINE PLACE, WODONGA, VIC



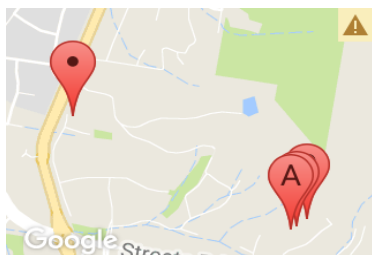
#### Indicative Selling Price

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

Price Range: **\$155,000 to \$175,500**

Provided by: Tiago Neves, 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.



### 19 MCSWINEY CRT, LENEVA, VIC 3691



Sale Price

**\$160,000**

Sale Date: 03/11/2016

Distance from Property: 835m



### 18 MCSWINEY CRT, LENEVA, VIC 3691



Sale Price

**\$165,000**

Sale Date: 28/07/2016

Distance from Property: 848m



### 16 MCSWINEY CRT, LENEVA, VIC 3691



Sale Price

**\$170,000**

Sale Date: 07/10/2016

Distance from Property: 865m



This report has been compiled on 02/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [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

21 PEREGRINE PLACE, 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: \$155,000 to \$175,500

### Median sale price

Median price

\$320,000

House

Unit

Suburb

WODONGA

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### 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
19 MCSWINEY CRT, LENEVA, VIC 3691	\$160,000	03/11/2016
18 MCSWINEY CRT, LENEVA, VIC 3691	\$165,000	28/07/2016
16 MCSWINEY CRT, LENEVA, VIC 3691	\$170,000	07/10/2016