

# STATEMENT OF INFORMATION

6 WINDSOR STREET, WODONGA, VIC 3690

PREPARED BY TIAGO NEVES, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 WINDSOR STREET, WODONGA, VIC 3690** 3 2 2

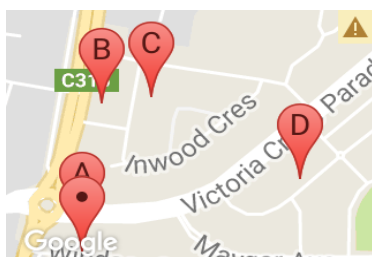
#### Indicative Selling Price

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

Single Price: **\$365,000**

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.



**3 VICTORIA CROSS PDE, WODONGA, VIC 3690** 4 2 2

Sale Price

**\$359,000**

Sale Date: 23/11/2016

Distance from Property: 44m



**370 BEECHWORTH RD, WODONGA, VIC 3690** 3 2 2

Sale Price

**\$370,000**

Sale Date: 15/02/2017

Distance from Property: 273m



**6 INWOOD CRES, WODONGA, VIC 3690** 4 2 2

Sale Price

**\$360,000**

Sale Date: 28/03/2017

Distance from Property: 305m



This report has been compiled on 09/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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14 OMEARA ST, WODONGA, VIC 3690

3 2 2

Sale Price

**\$345,000**

Sale Date: 28/10/2016

Distance from Property: 387m



## 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

6 WINDSOR STREET, WODONGA, VIC 3690

### Indicative selling price

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

Single Price:

\$365,000

### Median sale price

Median price

\$320,000

House

Unit

Suburb

WODONGA

Period

01 July 2016 to 30 June 2017

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
3 VICTORIA CROSS PDE, WODONGA, VIC 3690	\$359,000	23/11/2016
370 BEECHWORTH RD, WODONGA, VIC 3690	\$370,000	15/02/2017
6 INWOOD CRES, WODONGA, VIC 3690	\$360,000	28/03/2017
14 OMEARA ST, WODONGA, VIC 3690	\$345,000	28/10/2016