

STATEMENT OF INFORMATION

108 GRALEN STREET, WODONGA, VIC 3690 PREPARED BY SELLBUYRENT, 1-103 HUME STREET WODONGA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



108 GRALEN STREET, WODONGA, VIC







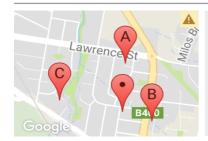
Indicative Selling Price

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

Price Range:

\$239,000 to \$259,000

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$340,000

01 January 2017 to 31 December 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.



5 SOFIA CRT, WODONGA, VIC 3690







Sale Price

*\$257,000

Sale Date: 10/01/2018

Distance from Property: 357m





11 MAXWELL DR, WODONGA, VIC 3690









Sale Price

*\$280,000

Sale Date: 21/11/2017

Distance from Property: 207m





5 TOLEDO CRT, WODONGA, VIC 3690







Sale Price

*\$235,000

Sale Date: 31/10/2017

Distance from Property: 430m



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	108 GRALEN STREET, WODONGA, VIC 3690
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Indicative selling price

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

Price Range: \$239,000 to \$259,000

Median sale price

Median price	\$340,000	House X	Unit	Suburb	WODONGA
Period	01 January 2017 to 31 December 2017		Source		ricefinder

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
5 SOFIA CRT, WODONGA, VIC 3690	*\$257,000	10/01/2018
11 MAXWELL DR, WODONGA, VIC 3690	*\$280,000	21/11/2017
5 TOLEDO CRT, WODONGA, VIC 3690	*\$235,000	31/10/2017