

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** 3  1  1

Indicative Selling Price

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

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** 3  1  3

Sale Price

***\$257,000**

Sale Date: 10/01/2018

Distance from Property: 357m

**11 MAXWELL DR, WODONGA, VIC 3690** 3  1  2

Sale Price

***\$280,000**

Sale Date: 21/11/2017

Distance from Property: 207m

**5 TOLEDO CRT, WODONGA, VIC 3690** 3  1  2

Sale Price

***\$235,000**

Sale Date: 31/10/2017

Distance from Property: 430m

This report has been compiled on 07/02/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - 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

108 GRALEN STREET, WODONGA, VIC 3690

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

Unit

Suburb

WODONGA

Period

01 January 2017 to 31 December 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
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