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# Statement of Information

40 RUTHVEN CIRCUIT, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 40 RUTHVEN CIRCUIT, WODONGA, VIC



#### Indicative Selling Price

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

## \$399,000

Provided by: Tiago Neves, First National Bonnici & Associates

## SUBURB MEDIAN



### WODONGA, VIC, 3690

#### Suburb Median Sale Price (House)

## \$316,750

01 April 2016 to 31 March 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.



### 46 RUTHVEN CCT, WODONGA, VIC 3690



#### Sale Price

## \$395,356

Sale Date: 21/07/2016

Distance from Property: 49m



### 44 KELLIHER AVE, WODONGA, VIC 3690



#### Sale Price

## \$375,000

Sale Date: 27/04/2016

Distance from Property: 317m



### 17 GURNEY CRES, WODONGA, VIC 3690



#### Sale Price

## \$372,000

Sale Date: 03/08/2016

Distance from Property: 404m



This report has been compiled on 14/06/2017 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

40 RUTHVEN CIRCUIT, 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 / Range

\$399,000

### Median sale price

Median price

\$316,750

House

Unit

Suburb

WODONGA

Period

01 April 2016 to 31 March 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
46 RUTHVEN CCT, WODONGA, VIC 3690	\$395,356	21/07/2016
44 KELLIHER AVE, WODONGA, VIC 3690	\$375,000	27/04/2016
17 GURNEY CRES, WODONGA, VIC 3690	\$372,000	03/08/2016