

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







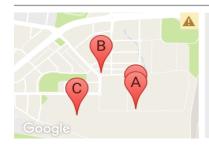
Indicative Selling Price

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

\$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



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
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Indicative selling price

For the meaning of this price see 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		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
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

