

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

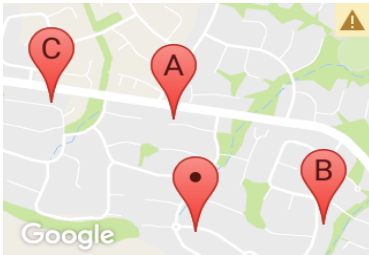
**55 MENZIES STREET, WEST WODONGA,** 3  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**290,000 to 310,000**

Provided by: Heidi Bourke, Sellbuyrent

## SUBURB MEDIAN

**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$315,000**

01 April 2016 to 31 March 2017

Provided by:  pricfinder

## 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.

**12 DEAKIN CRT, WEST WODONGA, VIC 3690** 3  3  2

Sale Price

**\*\$305,000**

Sale Date: 18/05/2017

Distance from Property: 418m

**18 CHIFLEY ST, WEST WODONGA, VIC 3690** 3  2  2

Sale Price

**\$290,000**

Sale Date: 16/02/2017

Distance from Property: 428m

**20 BILLY HUGHES CRT, WEST WODONGA, VIC** 3  2  2

Sale Price

**\$290,000**

Sale Date: 28/10/2016

Distance from Property: 675m

This report has been compiled on 08/06/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://www.pricfinder.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

55 MENZIES STREET, WEST 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

290,000 to 310,000

### Median sale price

Median price

\$315,000

House

Unit

Suburb

WEST WODONGA

Period

01 April 2016 to 31 March 2017

Source



### 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
12 DEAKIN CRT, WEST WODONGA, VIC 3690	*\$305,000	18/05/2017
18 CHIFLEY ST, WEST WODONGA, VIC 3690	\$290,000	16/02/2017
20 BILLY HUGHES CRT, WEST WODONGA, VIC 3690	\$290,000	28/10/2016