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Statement of Information

9 TOOLE COURT, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 TOOLE COURT, WEST WODONGA, VIC

3 1 1

Indicative Selling Price

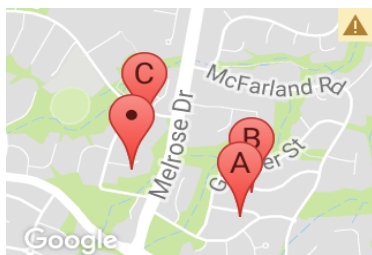
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$219,500

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

01 July 2016 to 30 June 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.



9 PRETTY ST, WODONGA, VIC 3690

3 1 2

Sale Price

\$209,000

Sale Date: 03/02/2017

Distance from Property: 400m



21 ZEINERT ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$210,000

Sale Date: 19/04/2017

Distance from Property: 408m



4 WRIGHT CRT, WEST WODONGA, VIC 3690

3 1 1

Sale Price

\$217,000

Sale Date: 19/10/2016

Distance from Property: 158m



This report has been compiled on 02/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

9 TOOLE COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$219,500

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

WEST WODONGA

Period

01 July 2016 to 30 June 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
9 PRETTY ST, WODONGA, VIC 3690	\$209,000	03/02/2017
21 ZEINERT ST, WODONGA, VIC 3690	\$210,000	19/04/2017
4 WRIGHT CRT, WEST WODONGA, VIC 3690	\$217,000	19/10/2016