

STATEMENT OF INFORMATION

1 EAGLE COURT, WEST WODONGA, VIC 3690

PREPARED BY SELLBUYRENT, 1-103 HUME STREET WODONGA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 EAGLE COURT, WEST WODONGA, VIC

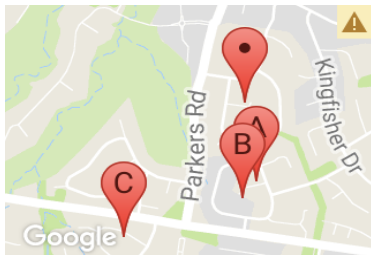
 3  2  2

Indicative Selling Price

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

Price Range: **\$290,000 to \$310,000**

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$330,000

01 January 2017 to 31 December 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.



14 THOMAS PL, WEST WODONGA, VIC

 3  1  2

Sale Price

\$295,000

Sale Date: 20/12/2017

Distance from Property: 294m



6 THOMAS PL, WEST WODONGA, VIC

 3  1  2

Sale Price

\$310,000

Sale Date: 27/11/2017

Distance from Property: 353m



16 ELMSLIE CCT, WEST WODONGA, VIC

 3  2  2

Sale Price

\$324,000

Sale Date: 24/11/2017

Distance from Property: 638m



This report has been compiled on 26/02/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - 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

1 EAGLE COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$290,000 to \$310,000

Median sale price

Median price

\$330,000

House

Unit

Suburb

WEST 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 |
|--|-----------|--------------|
| 14 THOMAS PL, WEST WODONGA, VIC 3690 | \$295,000 | 20/12/2017 |
| 6 THOMAS PL, WEST WODONGA, VIC 3690 | \$310,000 | 27/11/2017 |
| 16 ELMSLIE CCT, WEST WODONGA, VIC 3690 | \$324,000 | 24/11/2017 |