

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



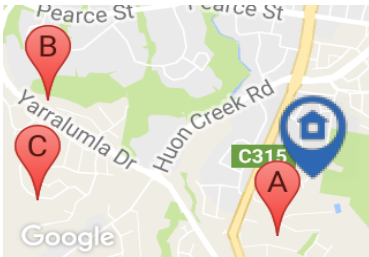
**4 CAERNARVON COURT, WODONGA, VIC**  4  3  3

### Indicative Selling Price

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

**\$689,000 to \$761,000**

## SUBURB MEDIAN



**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$319,000**

01 April 2016 to 31 March 2017

Provided by: 

## 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.



**15 CORELLA WAY, WODONGA, VIC 3690**  4  2  2

Sale Price

**\$675,000**

Sale Date: 20/01/2017

Distance from Property: 481m



**32 TANNER TCE, WODONGA, VIC 3690**  4  2  3

Sale Price

**\$750,000**

Sale Date: 14/04/2015

Distance from Property: 1.9km



**50 AVONDALE DR, WODONGA, VIC 3690**  5  3  3

Sale Price

**\$750,000**

Sale Date: 17/03/2015

Distance from Property: 1.8km



This report has been compiled on 25/05/2017 by Joan Naldrett Real Estate. 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

4 CAERNARVON COURT, 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

\$689,000 to \$761,000

### Median sale price

Median price

\$319,000

House

Unit

Suburb

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
15 CORELLA WAY, WODONGA, VIC 3690	\$675,000	20/01/2017
32 TANNER TCE, WODONGA, VIC 3690	\$750,000	14/04/2015
50 AVONDALE DR, WODONGA, VIC 3690	\$750,000	17/03/2015