



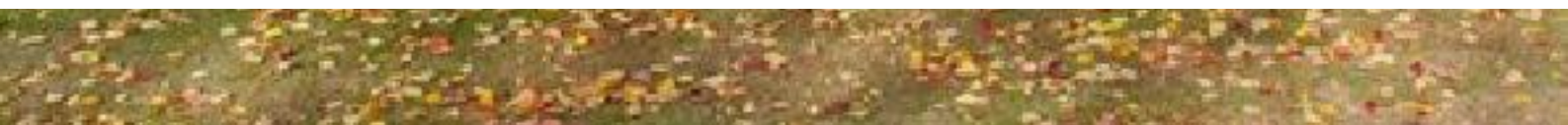
Bonnici &  
Associates



## **STATEMENT OF INFORMATION**

18 SANS SOUCI DRIVE, WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 SANS SOUCI DRIVE, WODONGA, VIC**

4 2 3

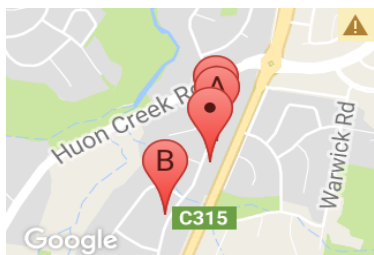
### Indicative Selling Price

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

### Price Range:

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$316,000**

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.



**10 SANS SOUCI DR, WODONGA, VIC 3690**

3 2 2

Sale Price

**\$335,000**

Sale Date: 21/03/2017

Distance from Property: 81m



**33 SANS SOUCI DR, WODONGA, VIC 3690**

3 2 2

Sale Price

**\$360,000**

Sale Date: 08/02/2017

Distance from Property: 243m



**6 SANS SOUCI DR, WODONGA, VIC 3690**

4 2 2

Sale Price

**\*\$347,000**

Sale Date: 26/04/2017

Distance from Property: 117m



This report has been compiled on 22/06/2017 by First National Bonnici & Associates. 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

18 SANS SOUCI DRIVE, WODONGA, VIC 3690

### Indicative selling price

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

Price Range:

### Median sale price

Median price

\$316,000

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
10 SANS SOUCI DR, WODONGA, VIC 3690	\$335,000	21/03/2017
33 SANS SOUCI DR, WODONGA, VIC 3690	\$360,000	08/02/2017
6 SANS SOUCI DR, WODONGA, VIC 3690	*\$347,000	26/04/2017