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# Statement of Information

16 ANDERSON STREET, WODONGA, VIC 3690

Prepared by William Bonnici, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 ANDERSON STREET, WODONGA, VIC** 3 1 2

### Indicative Selling Price

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

Single Price: **\$239,000**

Provided by: William Bonnici, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$315,525**

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.



**7 GANNON CRT, WODONGA, VIC 3690** 3 1 3

Sale Price

**\$248,000**

Sale Date: 10/05/2017

Distance from Property: 249m



**25 MORRISON ST, WODONGA, VIC 3690** 3 1 1

Sale Price

**\$220,000**

Sale Date: 02/02/2017

Distance from Property: 325m



**39 WORNES DR, WODONGA, VIC 3690** 4 1 3

Sale Price

**\*\$240,000**

Sale Date: 23/03/2017

Distance from Property: 116m



This report has been compiled on 21/06/2017 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

16 ANDERSON STREET, 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: \$239,000

### Median sale price

Median price \$315,525

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 |
|-----------------------------------|------------|--------------|
| 7 GANNON CRT, WODONGA, VIC 3690   | \$248,000  | 10/05/2017   |
| 25 MORRISON ST, WODONGA, VIC 3690 | \$220,000  | 02/02/2017   |
| 39 WORNES DR, WODONGA, VIC 3690   | *\$240,000 | 23/03/2017   |