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# Statement of Information

1 CLARENDON AVENUE, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 CLARENDON AVENUE, WODONGA, VIC**  4  2  2

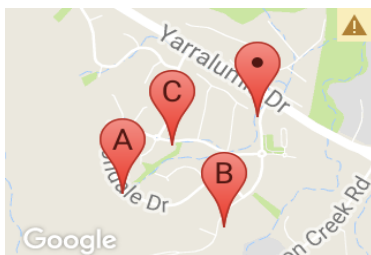
### Indicative Selling Price

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

Single Price: **\$510,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$344,000**

01 April 2017 to 31 March 2018

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.



**46 AVONDALE DR, WODONGA, VIC 3690**

 4  2  2

Sale Price

**\$525,000**

Sale Date: 01/08/2017

Distance from Property: 529m



**44 CLARENDON AVE, WODONGA, VIC 3690**

 4  2  7

Sale Price

**\$765,000**

Sale Date: 16/05/2017

Distance from Property: 418m



**21 AVONDALE DR, WODONGA, VIC 3690**

 4  2  4

Sale Price

**\$520,000**

Sale Date: 12/02/2018

Distance from Property: 301m



This report has been compiled on 16/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [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

1 CLARENDON AVENUE, 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:

\$510,000

### Median sale price

Median price

\$344,000

House

Unit

Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

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
46 AVONDALE DR, WODONGA, VIC 3690	\$525,000	01/08/2017
44 CLARENDON AVE, WODONGA, VIC 3690	\$765,000	16/05/2017
21 AVONDALE DR, WODONGA, VIC 3690	\$520,000	12/02/2018