

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

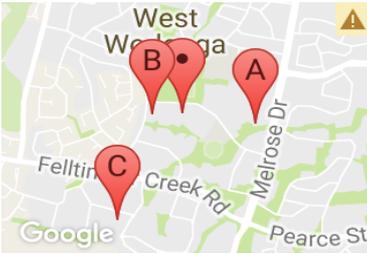
**2/15 SINNETT COURT, WEST WODONGA,** 2  1  1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**210,000 to 220,000**

Provided by: Heidi Bourke, Sellbuyrent

## SUBURB MEDIAN

**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (Unit)

**\$207,500**

01 April 2016 to 31 March 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.

**3/12 EMERY CRT, WEST WODONGA, VIC 3690** 2  1  2

Sale Price

**\$208,000**

Sale Date: 13/02/2017

Distance from Property: 492m

**2/108 MARSHALL ST, WEST WODONGA, VIC** 2  1  1

Sale Price

**\$200,000**

Sale Date: 10/11/2016

Distance from Property: 199m

**1/9 FADDEN CRT, WEST WODONGA, VIC 3690** 2  1  1

Sale Price

**\$217,500**

Sale Date: 19/10/2016

Distance from Property: 895m

This report has been compiled on 08/06/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

2/15 SINNETT COURT, WEST 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

210,000 to 220,000

### Median sale price

Median price

\$207,500

House

Unit

X

Suburb

WEST WODONGA

Period

01 April 2016 to 31 March 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
3/12 EMERY CRT, WEST WODONGA, VIC 3690	\$208,000	13/02/2017
2/108 MARSHALL ST, WEST WODONGA, VIC 3690	\$200,000	10/11/2016
1/9 FADDEN CRT, WEST WODONGA, VIC 3690	\$217,500	19/10/2016