

# STATEMENT OF INFORMATION

1 SALDAISE STREET, WODONGA, VIC 3690

PREPARED BY SELLBUYRENT, 1-103 HUME STREET WODONGA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 1 SALDAISE STREET, WODONGA, VIC

 3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$300,000 to \$315,000**

## MEDIAN SALE PRICE



## WODONGA, VIC, 3690

Suburb Median Sale Price (House)

**\$325,000**

01 July 2016 to 30 June 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.



## 124 THOMAS MITCHELL DR, WODONGA, VIC

 3  2  3

## Sale Price

**Price Withheld**

Sale Date: 11/09/2017

Distance from Property: 934m



## 317 BEECHWORTH RD, WODONGA, VIC 3690

 3  2  2

## Sale Price

**\*\$340,000**

Sale Date: 09/08/2017

Distance from Property: 2km



## 9 ELSA CRT, WODONGA, VIC 3690

 3  2  2

## Sale Price

**\*\$305,000**

Sale Date: 21/07/2017

Distance from Property: 755m



This report has been compiled on 25/09/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**243 BEECHWORTH RD, WODONGA, VIC 3690** 3  1  2

Sale Price

**\$315,000**

Sale Date: 31/05/2017

Distance from Property: 1.4km

**4 WOODLAND ST, WODONGA, VIC 3690** 3  1  2

Sale Price

**\$347,000**

Sale Date: 29/04/2017

Distance from Property: 1.2km

**76 THOMAS MITCHELL DR, WODONGA, VIC** 3  1  1

Sale Price

**\$298,000**

Sale Date: 10/03/2017

Distance from Property: 623m

**166 LAWRENCE ST, WODONGA, VIC 3690** 3  1  1

Sale Price

**\$311,000**

Sale Date: 06/03/2017

Distance from Property: 1.1km

**9 WILSON ST, WODONGA, VIC 3690** 3  1  2

Sale Price

**\$330,000**

Sale Date: 14/11/2016

Distance from Property: 1.3km



**104 TARAKAN ST, WODONGA, VIC 3690** 3  2  2

Sale Price

**\$315,000**

Sale Date: 25/10/2016

Distance from Property: 1.5km

**12 BASSETT ST, WODONGA, VIC 3690** 3  1  3

Sale Price

**\$315,050**

Sale Date: 14/09/2016

Distance from Property: 1.4km

**3 CHENERY ST, WODONGA, VIC 3690** 4  2  2

Sale Price

**\$345,000**

Sale Date: 09/03/2017

Distance from Property: 1.5km

**1/17 NOEL ST, WODONGA, VIC 3690** 2  1  2

Sale Price

**\*\$282,000**

Sale Date: 18/08/2017

Distance from Property: 127m

**268 BEECHWORTH RD, WODONGA, VIC 3690** 2  1  1

Sale Price

**\*\$280,000**

Sale Date: 05/07/2017

Distance from Property: 1.4km



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 SALDAISE 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)

Price Range:

\$300,000 to \$315,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

WODONGA

Period

01 July 2016 to 30 June 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
124 THOMAS MITCHELL DR, WODONGA, VIC 3690	Price Withheld	11/09/2017
317 BEECHWORTH RD, WODONGA, VIC 3690	*\$340,000	09/08/2017
9 ELSA CRT, WODONGA, VIC 3690	*\$305,000	21/07/2017
243 BEECHWORTH RD, WODONGA, VIC 3690	\$315,000	31/05/2017

4 WOODLAND ST, WODONGA, VIC 3690	\$347,000	29/04/2017
76 THOMAS MITCHELL DR, WODONGA, VIC 3690	\$298,000	10/03/2017
166 LAWRENCE ST, WODONGA, VIC 3690	\$311,000	06/03/2017
9 WILSON ST, WODONGA, VIC 3690	\$330,000	14/11/2016
104 TARA KAN ST, WODONGA, VIC 3690	\$315,000	25/10/2016
12 BASSETT ST, WODONGA, VIC 3690	\$315,050	14/09/2016
3 CHENERY ST, WODONGA, VIC 3690	\$345,000	09/03/2017
1/17 NOEL ST, WODONGA, VIC 3690	*\$282,000	18/08/2017
268 BEECHWORTH RD, WODONGA, VIC 3690	*\$280,000	05/07/2017