

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 AMBROSE CRESCENT, WEST

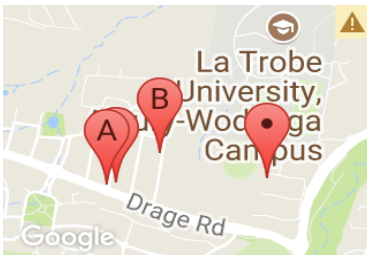
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$360,000 to \$369,000**

Provided by: Heidi Bourke, Sellbuyrent

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$327,000

01 July 2017 to 30 September 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.



88 DRAGE RD, WEST WODONGA, VIC 3690

3 2 2

Sale Price

\$365,000

Sale Date: 07/06/2017

Distance from Property: 535m



21 DERWENT WAY, WEST WODONGA, VIC

3 2 2

Sale Price

\$350,000

Sale Date: 04/12/2016

Distance from Property: 370m



4 CONDAMINE ST, WEST WODONGA, VIC 3690

3 2 3

Sale Price

\$365,000

Sale Date: 27/09/2016

Distance from Property: 504m



This report has been compiled on 22/11/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - 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

26 AMBROSE CRESCENT, WEST WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$360,000 to \$369,000

Median sale price

Median price

\$327,000

House

X

Unit


Suburb

WEST WODONGA

Period

01 July 2017 to 30 September 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
88 DRAGE RD, WEST WODONGA, VIC 3690	\$365,000	07/06/2017
21 DERWENT WAY, WEST WODONGA, VIC 3690	\$350,000	04/12/2016
4 CONDAMINE ST, WEST WODONGA, VIC 3690	\$365,000	27/09/2016