

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**13 MAGNOLIA CRESCENT, WODONGA,**

4
 2
 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **320,000 to 335,000**

Provided by: Heidi Bourke, Sellbuyrent

## MEDIAN SALE PRICE

**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$330,000**

01 October 2016 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.

**34 WILKINSON DR, WODONGA, VIC 3690**

4
 2
 2

Sale Price

**\$325,000**

Sale Date: 08/07/2017

Distance from Property: 951m

**13 EDINBURGH CCT, WEST WODONGA,**

4
 2
 2

Sale Price

**\$375,000**

Sale Date: 26/06/2017

Distance from Property: 873m

**8 LACHLAN CRT, WEST WODONGA, VIC**

4
 2
 1

Sale Price

**\$361,000**

Sale Date: 12/04/2017

Distance from Property: 727m

This report has been compiled on 23/11/2017 by Sellbuyrent. 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

13 MAGNOLIA CRESCENT, 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:

320,000 to 335,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

WODONGA

Period

01 October 2016 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
34 WILKINSON DR, WODONGA, VIC 3690	\$325,000	08/07/2017
13 EDINBURGH CCT, WEST WODONGA, VIC 3690	\$375,000	26/06/2017
8 LACHLAN CRT, WEST WODONGA, VIC 3690	\$361,000	12/04/2017