

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 MAGNOLIA CRESCENT, WODONGA,







Indicative Selling Price

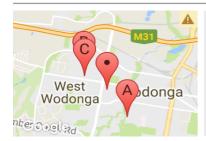
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$325,000

Sale Date: 08/07/2017

Distance from Property: 951m





13 EDINBURGH CCT, WEST WODONGA,







Sale Price

\$375,000

Sale Date: 26/06/2017

Distance from Property: 873m





8 LACHLAN CRT, WEST WODONGA, VIC







Sale Price

\$361,000

Sale Date: 12/04/2017

Distance from Property: 727m



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

Price Range: 320,000 to 335,000

Median sale price

Median price	\$330,000	House	Unit	Suburb	WODONGA	
Period	01 October 2016 to 30 September 2017		Source		pricefinder	

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