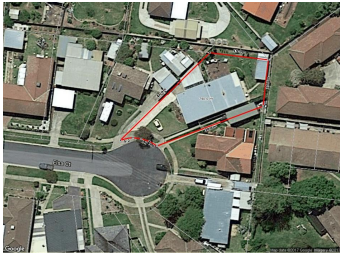


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

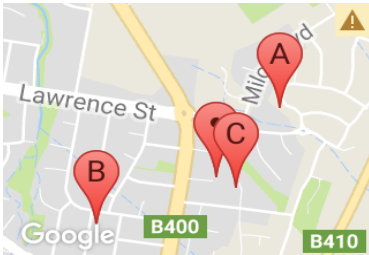
**5 ELSA COURT, WODONGA, VIC 3690** 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **260,000 to 279,000**

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: 

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.

**28 RIVERVIEW TCE, WODONGA, VIC 3690** 4  2  2

Sale Price

\$275,000

Sale Date: 03/05/2017

Distance from Property: 327m

**102 COLMAN ST, WODONGA, VIC 3690** 4  2  1

Sale Price

\$308,200

Sale Date: 19/04/2016

Distance from Property: 441m

**2 SKIPTON CRT, WODONGA, VIC 3690** 4  1  2

Sale Price

\$245,000

Sale Date: 03/12/2015

Distance from Property: 75m

**This report has been compiled on 23/11/2017 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

5 ELSA COURT, WODONGA, VIC 3690

Indicative selling price

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

Price Range: 260,000 to 279,000

Median sale price

Median price \$330,000

House

Unit

Suburb

WODONGA

Period

01 October 2016 to 30 September 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
28 RIVERVIEW TCE, WODONGA, VIC 3690	\$275,000	03/05/2017
102 COLMAN ST, WODONGA, VIC 3690	\$308,200	19/04/2016
2 SKIPTON CRT, WODONGA, VIC 3690	\$245,000	03/12/2015