

STATEMENT OF INFORMATION

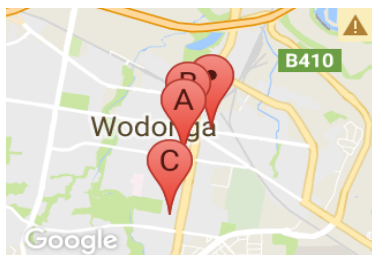
Section 47AF of the Estate Agents Act 1980

**1/154 LAWRENCE STREET, WODONGA,** 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **450,000 to 480,000**

MEDIAN SALE PRICE

**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

\$340,000

01 January 2017 to 31 December 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.

**14 CUMMINGS ST, WODONGA, VIC 3690** 3  2  4

Sale Price

***\$475,000**

Sale Date: 21/12/2017

Distance from Property: 512m

**3 NILMAR AVE, WODONGA, VIC 3690** 3  1  3

Sale Price

\$430,000

Sale Date: 16/06/2017

Distance from Property: 326m

**40 ELMWOOD CCT, WODONGA, VIC 3690** 3  -  -

Sale Price

\$464,433

Sale Date: 21/09/2016

Distance from Property: 1.4km

This report has been compiled on 23/02/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - 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

1/154 LAWRENCE STREET, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

450,000 to 480,000

Median sale price

Median price

\$340,000

House

Unit


Suburb

WODONGA

Period

01 January 2017 to 31 December 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
14 CUMMINGS ST, WODONGA, VIC 3690	*\$475,000	21/12/2017
3 NILMAR AVE, WODONGA, VIC 3690	\$430,000	16/06/2017
40 ELMWOOD CCT, WODONGA, VIC 3690	\$464,433	21/09/2016