

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**10 MURRAY WAY, WEST WODONGA, VIC** 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$220,000 to \$245,000**

## MEDIAN SALE PRICE

**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (Unit)

**\$213,500**

01 July 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.

**3 IRON CL, WEST WODONGA, VIC 3690** 2  1  1

Sale Price

**\*\$306,500**

Sale Date: 27/07/2017

Distance from Property: 942m

**12 OAKMONT CCT, WEST WODONGA, VIC** 2  1  2

Sale Price

**\*\$245,000**

Sale Date: 14/07/2017

Distance from Property: 379m

**10 HUNTER ST, WEST WODONGA, VIC 3690** 2  1  1

Sale Price

**\$258,000**

Sale Date: 08/02/2016

Distance from Property: 613m

**This report has been compiled on 23/02/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.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

10 MURRAY WAY, WEST 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: \$220,000 to \$245,000

### Median sale price

Median price

\$213,500

House

Unit

X

Suburb

WEST WODONGA

Period

01 July 2017 to 31 December 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
3 IRON CL, WEST WODONGA, VIC 3690	*\$306,500	27/07/2017
12 OAKMONT CCT, WEST WODONGA, VIC 3690	*\$245,000	14/07/2017
10 HUNTER ST, WEST WODONGA, VIC 3690	\$258,000	08/02/2016