



Bonnici &
Associates



STATEMENT OF INFORMATION

79 YARRALUMLA DRIVE, WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



79 YARRALUMLA DRIVE, WODONGA, VIC  4  2  2

Indicative Selling Price

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

Price Range:

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$320,000

01 July 2016 to 30 June 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.



81 YARRALUMLA DR, WODONGA, VIC 3690  3  2  2

Sale Price

***\$360,000**

Sale Date: 03/08/2017

Distance from Property: 16m



19 WHERNSIDE DR, WODONGA, VIC 3690  3  2  2

Sale Price

\$389,000

Sale Date: 05/10/2016

Distance from Property: 101m



98 YARRALUMLA DR, WODONGA, VIC 3690  4  2  3

Sale Price

\$385,000

Sale Date: 23/12/2016

Distance from Property: 323m



This report has been compiled on 11/09/2017 by First National Bonnici & Associates. 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

79 YARRALUMLA DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

Median sale price

Median price

\$320,000

House

X

Unit

Suburb

WODONGA

Period

01 July 2016 to 30 June 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
81 YARRALUMLA DR, WODONGA, VIC 3690	*\$360,000	03/08/2017
19 WHERNSIDE DR, WODONGA, VIC 3690	\$389,000	05/10/2016
98 YARRALUMLA DR, WODONGA, VIC 3690	\$385,000	23/12/2016