

STATEMENT OF INFORMATION

63 EMERALD AVENUE, WEST WODONGA, VIC 3690 PREPARED BY ELDERS REAL ESTATE WODONGA





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 EMERALD AVENUE, WEST WODONGA, 🕮 5 🕒 2 😂 3







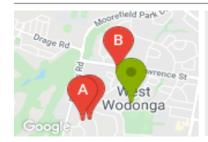
Indicative Selling Price

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

Price Range:

\$441,000 to \$485,000

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$376,000

01 April 2020 to 31 March 2021

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.



18 PEACOCK AVE, WEST WODONGA, VIC 3690 🕮 4 🕒 2 🚓 2







Sale Price

**\$474,000

Sale Date: 10/05/2021

Distance from Property: 695m





8 ROBERT CRES, WEST WODONGA, VIC 3690







Sale Price

*\$460,000

Sale Date: 18/04/2021

Distance from Property: 499m





5 QUAIL CRT, WEST WODONGA, VIC 3690







Sale Price

*\$459,000

Sale Date: 08/04/2021

Distance from Property: 606m



This report has been compiled on 14/05/2021 by Elders Real Estate Wodonga. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

63 EMERALD AVENUE, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$441,000 to \$485,000

Median sale price

Median price	\$376,000	Property type	House		Suburb	WEST WODONGA
Period	01 April 2020 to 31 March 2021		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
18 PEACOCK AVE, WEST WODONGA, VIC 3690	**\$474,000	10/05/2021
8 ROBERT CRES, WEST WODONGA, VIC 3690	*\$460,000	18/04/2021
5 QUAIL CRT, WEST WODONGA, VIC 3690	*\$459,000	08/04/2021

This Statement of Information was prepared on:

14/05/2021

