



Bonnici &
Associates



STATEMENT OF INFORMATION

116 DRAGE ROAD, WEST WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



116 DRAGE ROAD, WEST WODONGA, VIC  4  2  2

Indicative Selling Price

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

Single Price: \$389,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

01 April 2016 to 31 March 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.



122 DRAGE RD, WEST WODONGA, VIC 3690  4  2  2

Sale Price

\$360,000

Sale Date: 17/02/2017

Distance from Property: 72m



3 JARDINE ST, WEST WODONGA, VIC 3690  4  2  2

Sale Price

\$357,000

Sale Date: 07/04/2017

Distance from Property: 111m



19 CARNOUSTIE AVE, WEST WODONGA, VIC  3  2  2

Sale Price

\$390,000

Sale Date: 20/01/2017

Distance from Property: 320m



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20 FIRESTONE WAY, WEST WODONGA, VIC

 3  2  2

Sale Price

Price Withheld

Sale Date: 12/05/2017

Distance from Property: 365m



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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

116 DRAGE ROAD, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$389,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

WEST WODONGA

Period

01 April 2016 to 31 March 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
122 DRAGE RD, WEST WODONGA, VIC 3690	\$360,000	17/02/2017
3 JARDINE ST, WEST WODONGA, VIC 3690	\$357,000	07/04/2017
19 CARNOUSTIE AVE, WEST WODONGA, VIC 3690	\$390,000	20/01/2017
20 FIRESTONE WAY, WEST WODONGA, VIC 3690	Price Withheld	12/05/2017