

STATEMENT OF INFORMATION

12 HOWSE CRESCENT, WODONGA, VIC 3690

PREPARED BY LEISA ROBB , SELLBUYRENT, PHONE: 0415326347

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**12 HOWSE CRESCENT, WODONGA, VIC**

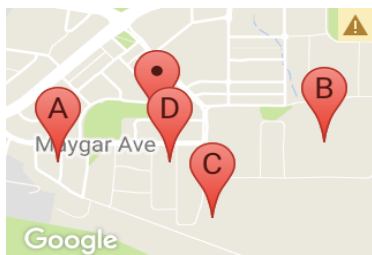
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$370,000 to \$420,000**

Provided by: Leisa Robb, Sellbuyrent

MEDIAN SALE PRICE

**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

\$344,000

01 April 2017 to 31 March 2018

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.

**5 NEWLAND ST, WODONGA, VIC 3690**

4
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Sale Price

\$386,000

Sale Date: 27/04/2018

Distance from Property: 359m

**18 FRENCH TCE, WODONGA, VIC 3690**

4
 2
 2

Sale Price

\$407,000

Sale Date: 28/03/2018

Distance from Property: 560m

**43 ROGERS AVE, WODONGA, VIC 3690**

4
 2
 2

Sale Price

\$400,000

Sale Date: 25/01/2018

Distance from Property: 384m



This report has been compiled on 05/06/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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6 JENSEN CRES, WODONGA, VIC 3690

 **4**  **2**  **2**

Sale Price

\$419,000

Sale Date: 09/08/2017

Distance from Property: 139m



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

12 HOWSE CRESCENT, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

\$370,000 to \$420,000

Median sale price

Median price

\$344,000

House

X

Unit


Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

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
5 NEWLAND ST, WODONGA, VIC 3690	\$386,000	27/04/2018
18 FRENCH TCE, WODONGA, VIC 3690	\$407,000	28/03/2018
43 ROGERS AVE, WODONGA, VIC 3690	\$400,000	25/01/2018
6 JENSEN CRES, WODONGA, VIC 3690	\$419,000	09/08/2017