



Bonnici &
Associates



STATEMENT OF INFORMATION

50 HEREFORD STREET, WODONGA, VIC 3690

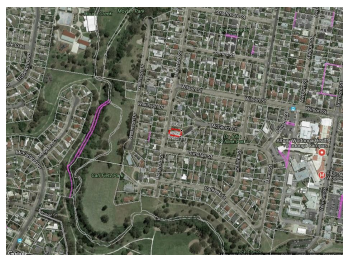
PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 HEREFORD STREET, WODONGA, VIC

3 1 1

Indicative Selling Price

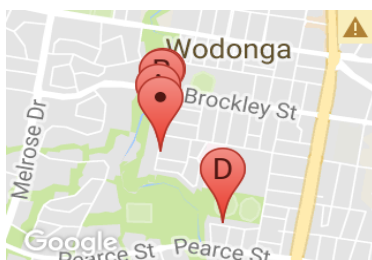
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$215,000

Provided by: Lexley Sewell, First National Bonnici & Associates

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.



41 HEREFORD ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$200,000

Sale Date: 24/01/2018

Distance from Property: 95m



27 HEREFORD ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$210,000

Sale Date: 07/09/2017

Distance from Property: 199m



25 HEREFORD ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$210,000

Sale Date: 24/08/2017

Distance from Property: 214m



This report has been compiled on 16/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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50 ELM ST, WODONGA, VIC 3690

 3  1  1

Sale Price

\$210,000

Sale Date: 26/06/2017

Distance from Property: 667m



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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

50 HEREFORD STREET, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$215,000

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
41 HEREFORD ST, WODONGA, VIC 3690	\$200,000	24/01/2018
27 HEREFORD ST, WODONGA, VIC 3690	\$210,000	07/09/2017
25 HEREFORD ST, WODONGA, VIC 3690	\$210,000	24/08/2017
50 ELM ST, WODONGA, VIC 3690	\$210,000	26/06/2017