



Bonnici &
Associates



STATEMENT OF INFORMATION

23 WILLOUGHBY AVENUE, WEST WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 WILLOUGHBY AVENUE, WEST

3 2 2

Indicative Selling Price

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

Single Price: **\$409,000**

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$324,000

01 October 2016 to 30 September 2017

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.



42 WILLOUGHBY AVE, WEST WODONGA, VIC

3 2 2

Sale Price

\$410,000

Sale Date: 21/07/2017

Distance from Property: 235m



10 SHANNON AVE, WEST WODONGA, VIC

3 2 2

Sale Price

\$411,500

Sale Date: 05/07/2017

Distance from Property: 188m



20 DALTON AVE, WEST WODONGA, VIC 3690

4 2 2

Sale Price

***\$400,000**

Sale Date: 21/08/2017

Distance from Property: 67m



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29 BREWER DR, WEST WODONGA, VIC 3690

 4  2  2

Sale Price

\$415,000

Sale Date: 31/01/2017

Distance from Property: 231m



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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

23 WILLOUGHBY AVENUE, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$409,000

Median sale price

Median price

\$324,000

House

X

Unit

Suburb

WEST WODONGA

Period

01 October 2016 to 30 September 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
42 WILLOUGHBY AVE, WEST WODONGA, VIC 3690	\$410,000	21/07/2017
10 SHANNON AVE, WEST WODONGA, VIC 3690	\$411,500	05/07/2017
20 DALTON AVE, WEST WODONGA, VIC 3690	*\$400,000	21/08/2017
29 BREWER DR, WEST WODONGA, VIC 3690	\$415,000	31/01/2017