

STATEMENT OF INFORMATION

59 AZURE DRIVE, WEST WODONGA, VIC 3690

PREPARED BY BRAD JONES, PROFESSIONALS WODONGA, PHONE: 0447 897 079



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 AZURE DRIVE, WEST WODONGA, VIC

 3  1  1

Indicative Selling Price

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

Price Range: 268,000.00 to 274,000.00

Provided by: Brad Jones, Professionals Wodonga

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.



7 LLOYD ST, WEST WODONGA, VIC 3690

 3  1  2

Sale Price

***\$252,000**

Sale Date: 19/06/2017

Distance from Property: 1.4km



7 THOMAS PL, WEST WODONGA, VIC 3690

 3  1  3

Sale Price

Price Withheld

Sale Date: 14/06/2017

Distance from Property: 147m



33 KYLE CRT, WEST WODONGA, VIC 3690

 3  1  2

Sale Price

\$285,000

Sale Date: 07/04/2017

Distance from Property: 1.8km



This report has been compiled on 30/06/2017 by Professionals Wodonga. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

59 AZURE DRIVE, WEST WODONGA, VIC 3690

Indicative selling price

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Price Range:

268,000.00 to 274,000.00

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
7 LLOYD ST, WEST WODONGA, VIC 3690	*\$252,000	19/06/2017
7 THOMAS PL, WEST WODONGA, VIC 3690	Price Withheld	14/06/2017
33 KYLE CRT, WEST WODONGA, VIC 3690	\$285,000	07/04/2017