





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 59 AZURE DRIVE, WEST WODONGA, VIC 🚐 3







**Indicative Selling Price** 

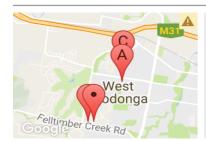
For the meaning of this price see consumer.vic.au/underquoting

**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: 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.



7 LLOYD ST, WEST WODONGA, VIC 3690







Sale Price

\*\$252,000

Sale Date: 19/06/2017

Distance from Property: 1.4km





7 THOMAS PL, WEST WODONGA, VIC 3690









Sale Price

## **Price Withheld**

Sale Date: 14/06/2017

Distance from Property: 147m





33 KYLE CRT, WEST WODONGA, VIC 3690







Sale Price

\$285.000

Sale Date: 07/04/2017

Distance from Property: 1.8km



# 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  Address 59 AZURE DRIVE, WEST WODONGA, VIC 3690	Including suburb and
---------------------------------------------------------------------------------------	----------------------

### Indicative selling price

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

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		pricefinder	

## 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

