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Statement of Information

10 GILLMAN TERRACE, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 GILLMAN TERRACE, WEST WODONGA,  3  2  2

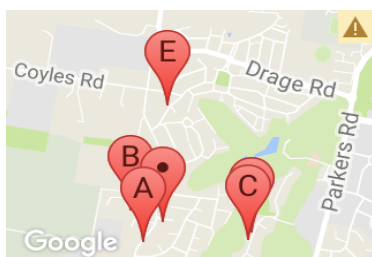
Indicative Selling Price

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

Single Price: **530,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

01 July 2016 to 30 June 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.



20 BREWER DR, WEST WODONGA, VIC 3690

 4  2  3

Sale Price

\$515,000

Sale Date: 09/09/2016

Distance from Property: 195m



7 TOY CRT, WEST WODONGA, VIC 3690

 4  2  3

Sale Price

\$530,000

Sale Date: 20/12/2016

Distance from Property: 234m



42 GOLFLINKS AVE, WEST WODONGA, VIC

 4  2  3

Sale Price

\$550,000

Sale Date: 07/07/2016

Distance from Property: 584m



This report has been compiled on 08/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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36 GOLFLINKS AVE, WEST WODONGA, VIC

3 2 2

Sale Price

\$560,000

Sale Date: 16/08/2016

Distance from Property: 601m



28 FIRESTONE WAY, WEST WODONGA, VIC

6 3 5

Sale Price

Price Withheld

Sale Date: 20/02/2017

Distance from Property: 854m



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

10 GILLMAN TERRACE, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

530,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

WEST WODONGA

Period

01 July 2016 to 30 June 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 |
|--|-----------|--------------|
| 20 BREWER DR, WEST WODONGA, VIC 3690 | \$515,000 | 09/09/2016 |
| 7 TOY CRT, WEST WODONGA, VIC 3690 | \$530,000 | 20/12/2016 |
| 42 GOLFLINKS AVE, WEST WODONGA, VIC 3690 | \$550,000 | 07/07/2016 |
| 36 GOLFLINKS AVE, WEST WODONGA, VIC 3690 | \$560,000 | 16/08/2016 |

| | | |
|--|----------------|------------|
| 28 FIRESTONE WAY, WEST WODONGA, VIC 3690 | Price Withheld | 20/02/2017 |
|--|----------------|------------|