

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 MCCULLOCH CRESCENT, WEST

4 2 2

Indicative Selling Price

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

Price Range: **\$332,000 to \$367,000**

Provided by: Joan Naldrett, Joan Naldrett Real Estate

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$325,500

01 January 2017 to 31 December 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.



1 PRENDERGAST ST, WEST WODONGA, VIC

4 2 2

Sale Price

\$352,500

Sale Date: 01/08/2017

Distance from Property: 282m



28 FALCON CCT, WEST WODONGA, VIC 3690

3 2 2

Sale Price

***\$352,000**

Sale Date: 30/11/2017

Distance from Property: 662m



96 NIGHTINGALE AVE, WEST WODONGA, VIC

3 2 2

Sale Price

\$345,000

Sale Date: 11/10/2017

Distance from Property: 715m



This report has been compiled on 03/01/2018 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2018 - 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

37 MCCULLOCH CRESCENT, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range:

\$332,000 to \$367,000

Median sale price

Median price

\$325,500

House

X

Unit


Suburb

WEST WODONGA

Period

01 January 2017 to 31 December 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 |
|--|------------|--------------|
| 1 PRENDERGAST ST, WEST WODONGA, VIC 3690 | \$352,500 | 01/08/2017 |
| 28 FALCON CCT, WEST WODONGA, VIC 3690 | *\$352,000 | 30/11/2017 |
| 96 NIGHTINGALE AVE, WEST WODONGA, VIC 3690 | \$345,000 | 11/10/2017 |