

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 37 MCCULLOCH CRESCENT, WEST







**Indicative Selling Price** 

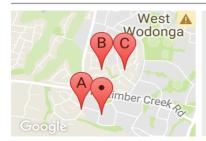
For the meaning of this price see consumer.vic.au/underquoting

**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







Sale Price

\$352,500

Sale Date: 01/08/2017

Distance from Property: 282m





28 FALCON CCT, WEST WODONGA, VIC 3690









Sale Price

\*\$352,000

Sale Date: 30/11/2017

Distance from Property: 662m





96 NIGHTINGALE AVE, WEST WODONGA, VIC 🕮 3







**Sale Price** 

\$345,000

Sale Date: 11/10/2017

Distance from Property: 715m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

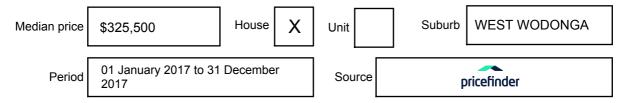
Address Including suburb and postcode	37 MCCULLOCH CRESCENT, WEST WODONGA, VIC 3690
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### Indicative selling price

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

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

#### Median sale price



### 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