

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



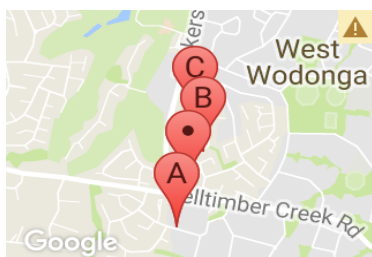
6 AZURE DRIVE, WEST WODONGA, VIC

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **290,000 to 300,000**

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$327,500

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.



20 LAWSON ST, WEST WODONGA, VIC 3690

3 2 2

Sale Price

\$327,000

Sale Date: 07/09/2017

Distance from Property: 313m



28 FALCON CCT, WEST WODONGA, VIC 3690

3 2 2

Sale Price

\$310,000

Sale Date: 31/01/2017

Distance from Property: 272m



28 PEACOCK AVE, WEST WODONGA, VIC 3690

3 2 2

Sale Price

\$310,000

Sale Date: 17/10/2016

Distance from Property: 479m

This report has been compiled on 02/02/2018 by Sellbuyrent. 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

6 AZURE DRIVE, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range:

290,000 to 300,000

Median sale price

Median price

\$327,500

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
20 LAWSON ST, WEST WODONGA, VIC 3690	\$327,000	07/09/2017
28 FALCON CCT, WEST WODONGA, VIC 3690	\$310,000	31/01/2017
28 PEACOCK AVE, WEST WODONGA, VIC 3690	\$310,000	17/10/2016