



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 LIGHTWOOD DRIVE, WODONGA, VIC

3 2 2

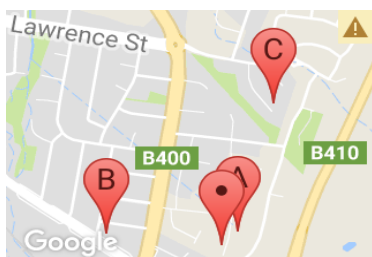
Indicative Selling Price

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

Price Range:

Provided by: Tara Cobbe, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$340,000

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.



28 LIGHTWOOD DR, WODONGA, VIC 3690

3 2 4

Sale Price

\$310,000

Sale Date: 15/08/2017

Distance from Property: 75m



124 THOMAS MITCHELL DR, WODONGA, VIC

3 2 3

Sale Price

\$295,000

Sale Date: 17/08/2017

Distance from Property: 387m



7 HOLMES CRT, WODONGA, VIC 3690

3 2 2

Sale Price

***\$319,000**

Sale Date: 27/12/2017

Distance from Property: 549m



This report has been compiled on 19/01/2018 by First National Bonnici & Associates. 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

29 LIGHTWOOD DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

Median sale price

Median price

\$340,000

House

X

Unit

Suburb

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
28 LIGHTWOOD DR, WODONGA, VIC 3690	\$310,000	15/08/2017
124 THOMAS MITCHELL DR, WODONGA, VIC 3690	\$295,000	17/08/2017
7 HOLMES CRT, WODONGA, VIC 3690	*\$319,000	27/12/2017