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Statement of Information

13 MCILLREE COURT, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 MCILLREE COURT, WODONGA, VIC

- -

Indicative Selling Price

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

Price Range:

\$700,000 to \$750,000

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$340,000

01 April 2017 to 31 March 2018

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.



11 ELGIN BVD, WODONGA, VIC 3690

- -

Sale Price

\$770,000

Sale Date: 08/12/2017

Distance from Property: 1.2km



52 BROCKLEY ST, WODONGA, VIC 3690

3 1 2

Sale Price

\$590,000

Sale Date: 19/12/2017

Distance from Property: 1.4km



39 CHURCH ST, WODONGA, VIC 3690

4 2 5

Sale Price

***\$882,500**

Sale Date: 16/02/2018

Distance from Property: 1km



This report has been compiled on 13/04/2018 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

13 MCILLREE COURT, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$340,000

House

X

Unit


Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

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
11 ELGIN BVD, WODONGA, VIC 3690	\$770,000	08/12/2017
52 BROCKLEY ST, WODONGA, VIC 3690	\$590,000	19/12/2017
39 CHURCH ST, WODONGA, VIC 3690	*\$882,500	16/02/2018