

STATEMENT OF INFORMATION

52 FIRESTONE WAY, WEST WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 FIRESTONE WAY, WEST WODONGA,

4 2 2

Indicative Selling Price

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

Price Range:

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

01 April 2016 to 31 March 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.



11 SUNNINGDALE ST, WEST WODONGA, VIC

4 3 2

Sale Price

\$757,500

Sale Date: 25/10/2016

Distance from Property: 161m



28 FIRESTONE WAY, WEST WODONGA, VIC

6 3 5

Sale Price

Price Withheld

Sale Date: 20/02/2017

Distance from Property: 301m



14 CARNOUSTIE AVE, WEST WODONGA, VIC

4 3 5

Sale Price

Price Withheld

Sale Date: 10/02/2017

Distance from Property: 511m



This report has been compiled on 30/06/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

52 FIRESTONE WAY, WEST 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

\$315,000

House

X

Unit

Suburb

WEST WODONGA

Period

01 April 2016 to 31 March 2017

Source


pricefinder

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 SUNNINGDALE ST, WEST WODONGA, VIC 3690	\$757,500	25/10/2016
28 FIRESTONE WAY, WEST WODONGA, VIC 3690	Price Withheld	20/02/2017
14 CARNOUSTIE AVE, WEST WODONGA, VIC 3690	Price Withheld	10/02/2017