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REAL ESTATE

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Statement of Information

64B THOMAS MITCHELL DRIVE, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



64B THOMAS MITCHELL DRIVE,

3 2 2

Indicative Selling Price

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

Single Price: **\$350,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,525

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.



108 THOMAS MITCHELL DR, WODONGA, VIC

3 2 4

Sale Price

***\$375,000**

Sale Date: 28/03/2017

Distance from Property: 392m



21 OMEARA ST, WODONGA, VIC 3690

4 2 2

Sale Price

\$326,000

Sale Date: 09/02/2017

Distance from Property: 1.5km



1 GABY TCE, WODONGA, VIC 3690

3 2 2

Sale Price

***\$355,000**

Sale Date: 26/04/2017

Distance from Property: 1.6km

This report has been compiled on 21/06/2017 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

64B THOMAS MITCHELL DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$350,000

Median sale price

Median price

\$315,525

House

X

Unit

Suburb

WODONGA

Period

01 April 2016 to 31 March 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
108 THOMAS MITCHELL DR, WODONGA, VIC 3690	*\$375,000	28/03/2017
21 OMEARA ST, WODONGA, VIC 3690	\$326,000	09/02/2017
1 GABY TCE, WODONGA, VIC 3690	*\$355,000	26/04/2017