

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 WILTSHIRE CRESCENT, WODONGA,







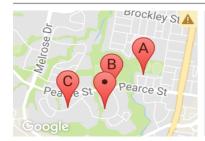
Indicative Selling Price

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

Price Range:

206,100 to 229,000

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$324,500

01 July 2016 to 30 June 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.



50 ELM ST, WODONGA, VIC 3690







Sale Price

*\$210,000

Sale Date: 29/06/2017

Distance from Property: 716m





68 NORDSVAN DR, WODONGA, VIC 3690









Sale Price

***\$253,000**

Sale Date: 12/06/2017

Distance from Property: 271m





30 HARTWIG RD, WODONGA, VIC 3690







Sale Price

*\$286.500

Sale Date: 30/05/2017

Distance from Property: 495m



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	15 WILTSHIRE CRESCENT, WODONGA, VIC 3690
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Indicative selling price

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

Price Range: 206,100 to 229,000

Median sale price

Median price	\$324,500	House	Unit	Suburb	WODONGA
Period	01 July 2016 to 30 June 2017		Source		ricefinder

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
50 ELM ST, WODONGA, VIC 3690	*\$210,000	29/06/2017
68 NORDSVAN DR, WODONGA, VIC 3690	*\$253,000	12/06/2017
30 HARTWIG RD, WODONGA, VIC 3690	*\$286,500	30/05/2017

