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Statement of Information

30 BATT AVENUE, WODONGA, VIC 3690

Prepared by Meilssa Motton, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 BATT AVENUE, WODONGA, VIC 3690

3 - -

Indicative Selling Price

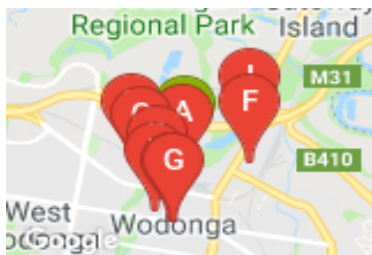
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$250,000 to \$275,000

Provided by: Meilssa Motton, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$345,000

01 April 2018 to 31 March 2019

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.



56 SOUTH ST, WODONGA, VIC 3690

3 1 1

Sale Price

***\$280,000**

Sale Date: 19/01/2019

Distance from Property: 109m



1 MULQUEENEY ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$300,000

Sale Date: 21/12/2018

Distance from Property: 558m



12 MCILLREE CRT, WODONGA, VIC 3690

- - -

Sale Price

\$140,000

Sale Date: 04/02/2019

Distance from Property: 616m



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21 SANGSTERS RD, WODONGA, VIC 3690

3 1 2

Sale Price

\$255,000

Sale Date: 28/02/2019

Distance from Property: 725m



17 MULQUEENEY ST, WODONGA, VIC 3690

3 - -

Sale Price

\$270,000

Sale Date: 14/12/2018

Distance from Property: 791m



17 HUON ST, WODONGA, VIC 3690

2 1 1

Sale Price

\$252,500

Sale Date: 19/11/2018

Distance from Property: 836m



215 LAWRENCE ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$267,000

Sale Date: 26/11/2018

Distance from Property: 848m



217 LAWRENCE ST, WODONGA, VIC 3690

3 1 2

Sale Price

\$258,000

Sale Date: 26/11/2018

Distance from Property: 848m





Bonnici &
Associates



3 HIGH ST, WODONGA, VIC 3690

 3  1  3

Sale Price

\$229,000

Sale Date: 12/11/2018

Distance from Property: 939m



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

30 BATT AVENUE, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

\$250,000 to \$275,000

Median sale price

Median price

\$345,000

House

Unit

Suburb

WODONGA

Period

01 April 2018 to 31 March 2019

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

56 SOUTH ST, WODONGA, VIC 3690	*\$280,000	19/01/2019
1 MULQUEENEY ST, WODONGA, VIC 3690	\$300,000	21/12/2018
12 MCILLREE CRT, WODONGA, VIC 3690	\$140,000	04/02/2019

21 SANGSTERS RD, WODONGA, VIC 3690	\$255,000	28/02/2019
17 MULQUEENEY ST, WODONGA, VIC 3690	\$270,000	14/12/2018
17 HUON ST, WODONGA, VIC 3690	\$252,500	19/11/2018
215 LAWRENCE ST, WODONGA, VIC 3690	\$267,000	26/11/2018
217 LAWRENCE ST, WODONGA, VIC 3690	\$258,000	26/11/2018
3 HIGH ST, WODONGA, VIC 3690	\$229,000	12/11/2018