

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

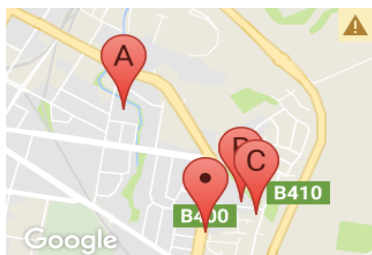
**2/19 MAXWELL DRIVE, WODONGA, VIC**

2
 1
 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$190,000 to \$205,000**

MEDIAN SALE PRICE

**WODONGA, VIC, 3690**

Suburb Median Sale Price (Unit)

\$220,000

01 April 2017 to 31 March 2018

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.

**1/11 CONWAY CRT, WODONGA, VIC 3690**

2
 1
 1

Sale Price

\$190,000

Sale Date: 26/04/2016

Distance from Property: 1.1 km

**1/106 HUONS HILL RD, WODONGA, VIC**

2
 1
 2

Sale Price

\$195,000

Sale Date: 21/12/2015

Distance from Property: 327m

**2/93 HUONS HILL RD, WODONGA, VIC**

2
 1
 1

Sale Price

\$194,500

Sale Date: 06/02/2018

Distance from Property: 359m



This report has been compiled on 27/04/2018 by Sellbuyrent. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

2/19 MAXWELL DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

\$190,000 to \$205,000

Median sale price

Median price

\$220,000

House

Unit

X


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
1/11 CONWAY CRT, WODONGA, VIC 3690	\$190,000	26/04/2016
1/106 HUONS HILL RD, WODONGA, VIC 3690	\$195,000	21/12/2015
2/93 HUONS HILL RD, WODONGA, VIC 3690	\$194,500	06/02/2018