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Statement of Information

4 COTTLESLOE COURT, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 COTTLESLOE COURT, WEST

4 2 2

Indicative Selling Price

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

Single Price: **\$599,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$315,000

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.



7 STABLEFORD PL, WEST WODONGA, VIC

5 2 3

Sale Price

\$569,500

Sale Date: 19/05/2017

Distance from Property: 509m



28 FIRESTONE WAY, WEST WODONGA, VIC

6 3 5

Sale Price

Price Withheld

Sale Date: 20/02/2017

Distance from Property: 460m



14 CARNOUSTIE AVE, WEST WODONGA, VIC

4 3 5

Sale Price

\$581,500

Sale Date: 02/03/2017

Distance from Property: 627m



This report has been compiled on 04/08/2017 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

4 COTTLESLOE COURT, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$599,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

WEST WODONGA

Period

01 July 2016 to 30 June 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
7 STABLEFORD PL, WEST WODONGA, VIC 3690	\$569,500	19/05/2017
28 FIRESTONE WAY, WEST WODONGA, VIC 3690	Price Withheld	20/02/2017
14 CARNOUSTIE AVE, WEST WODONGA, VIC 3690	\$581,500	02/03/2017