

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







Indicative Selling Price

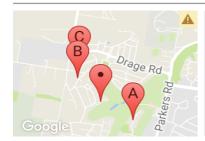
For the meaning of this price see consumer.vic.au/underquoting

\$599,000

Single Price:

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







Sale Price

\$569,500

Sale Date: 19/05/2017

Distance from Property: 509m





28 FIRESTONE WAY, WEST WODONGA, VIC









Sale Price

Price Withheld

Sale Date: 20/02/2017

Distance from Property: 460m





14 CARNOUSTIE AVE, WEST WODONGA, VIC









Sale Price

\$581.500

Sale Date: 02/03/2017

Distance from Property: 627m



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
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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			Sourc	ce	P	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
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

