



Bonnici &
Associates

STATEMENT OF INFORMATION

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



TIMBERLINE TRAIL, BANDIANA



Indicative Selling Price

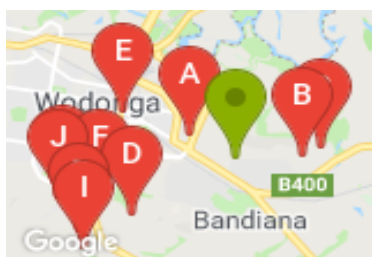
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$200,000 to \$220,000

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



BANDIANA, VIC, 3691

Suburb Median Sale Price (Other)

01 October 2017 to 30 September 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.



28 SILKY OAK AVE, WODONGA, VIC 3690



Sale Price

***\$172,500**

Sale Date: 07/12/2018

Distance from Property: 1.4km



30 KENNETH WATSON DR, KILLARA, VIC 3691



Sale Price

\$176,000

Sale Date: 31/01/2018

Distance from Property: 1.8km



33 RIVERSIDE BVD, KILLARA, VIC 3691



Sale Price

\$175,000

Sale Date: 06/08/2018

Distance from Property: 2.3km



This report has been compiled on 12/12/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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13 DEMPSTER PL, LENEVA, VIC 3691



Sale Price

\$198,000

Sale Date: 22/06/2018

Distance from Property: 3.3km



3 TOWER ST, WODONGA, VIC 3690



Sale Price

\$242,000

Sale Date: 15/06/2018

Distance from Property: 3.3km



12 DONNINGTON DR, WODONGA, VIC 3690



Sale Price

\$229,000

Sale Date: 24/04/2018

Distance from Property: 3.8km



45 CASTLE CREEK RD, WODONGA, VIC 3690



Sale Price

\$280,000

Sale Date: 24/01/2018

Distance from Property: 4.7km



11 RIPPONLEA AVE, WODONGA, VIC 3690



Sale Price

\$180,000

Sale Date: 07/03/2018

Distance from Property: 4.8km





6 VINING CRT, WODONGA, VIC 3690



Sale Price

\$195,000

Sale Date: 04/07/2018

Distance from Property: 4.9km



26 CLARENDON AVE, WODONGA, VIC 3690



Sale Price

\$210,000

Sale Date: 24/08/2018

Distance from Property: 4.9km



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

TIMBERLINE TRAIL, BANDIANA, VIC 3691

Indicative selling price

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

Price Range:

\$200,000 to \$220,000

Median sale price

Median price

House

Unit

Suburb

BANDIANA

Period

01 October 2017 to 30 September 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
28 SILKY OAK AVE, WODONGA, VIC 3690	*\$172,500	07/12/2018
30 KENNETH WATSON DR, KILLARA, VIC 3691	\$176,000	31/01/2018
33 RIVERSIDE BVD, KILLARA, VIC 3691	\$175,000	06/08/2018

13 DEMPSTER PL, LENEVA, VIC 3691	\$198,000	22/06/2018
3 TOWER ST, WODONGA, VIC 3690	\$242,000	15/06/2018
12 DONNINGTON DR, WODONGA, VIC 3690	\$229,000	24/04/2018
45 CASTLE CREEK RD, WODONGA, VIC 3690	\$280,000	24/01/2018
11 RIPPONLEA AVE, WODONGA, VIC 3690	\$180,000	07/03/2018
6 VINING CRT, WODONGA, VIC 3690	\$195,000	04/07/2018
26 CLARENDON AVE, WODONGA, VIC 3690	\$210,000	24/08/2018