

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/154 LAWRENCE STREET, WODONGA,







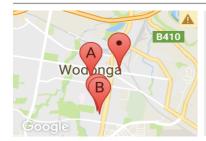
Indicative Selling Price

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

Price Range:

\$340,000 to \$370,000

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$340,000

01 January 2017 to 31 December 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.



2/11 CHARLES ST, WODONGA, VIC 3690







Sale Price

\$399,000

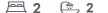
Sale Date: 14/10/2016

Distance from Property: 809m





19 BEECH ST, WODONGA, VIC 3690







Sale Price

\$382,956

Sale Date: 27/10/2016

Distance from Property: 1.4km





10 RUNDLE ST, WODONGA, VIC 3690







Sale Price

\$373,000

Sale Date: 02/02/2017

Distance from Property: 1.3km



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 2/154 LAWRENCE STREET, WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$340,000 to \$370,000

Median sale price

Median price	\$340,000	House		Unit		Suburb	WODONGA	
Period	01 January 2017 to 31 December 2017		Source	e	pricefinder			

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
2/11 CHARLES ST, WODONGA, VIC 3690	\$399,000	14/10/2016
19 BEECH ST, WODONGA, VIC 3690	\$382,956	27/10/2016
10 RUNDLE ST, WODONGA, VIC 3690	\$373,000	02/02/2017