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# Statement of Information

20 MAYFAIR DRIVE, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 MAYFAIR DRIVE, WEST WODONGA, VIC** 3 1 2

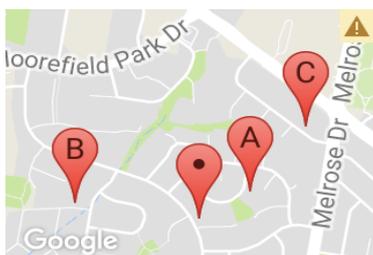
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$289,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



**WEST WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

**\$327,250**

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.



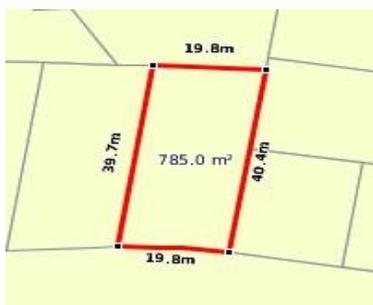
**8 PITMEDDEN DR, WEST WODONGA, VIC 3690** 3 1 4

Sale Price

**\$270,000**

Sale Date: 23/08/2017

Distance from Property: 198m



**33 KYLE CRT, WEST WODONGA, VIC 3690** 3 1 2

Sale Price

**\$285,000**

Sale Date: 07/04/2017

Distance from Property: 413m



**12 ROADSHOW DR, WEST WODONGA, VIC** 3 1 2

Sale Price

**\$285,000**

Sale Date: 01/03/2017

Distance from Property: 490m



This report has been compiled on 24/04/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

20 MAYFAIR DRIVE, WEST WODONGA, VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$289,000

### Median sale price

Median price

\$327,250

House

Unit

Suburb

WEST WODONGA

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

### 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
8 PITMEDDEN DR, WEST WODONGA, VIC 3690	\$270,000	23/08/2017
33 KYLE CRT, WEST WODONGA, VIC 3690	\$285,000	07/04/2017
12 ROADSHOW DR, WEST WODONGA, VIC 3690	\$285,000	01/03/2017