



Bonnici &  
Associates



## **STATEMENT OF INFORMATION**

2 CLEELAND COURT, WEST WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 CLEELAND COURT, WEST WODONGA,**

3 2 3

### Indicative Selling Price

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

Single Price:

**\$469,000**

Provided by: Lexley Sewell, 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.



**25 CLEELAND CRT, WEST WODONGA, VIC**

4 2 2

Sale Price

**\*\$463,500**

Sale Date: 26/04/2017

Distance from Property: 74m



**5 TOY CRT, WEST WODONGA, VIC 3690**

4 2 2

Sale Price

**\$480,000**

Sale Date: 31/01/2017

Distance from Property: 126m



**20 BREWER DR, WEST WODONGA, VIC 3690**

4 2 3

Sale Price

**\$515,000**

Sale Date: 09/09/2016

Distance from Property: 131m



This report has been compiled on 13/07/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**39 BREWER DR, WEST WODONGA, VIC 3690**

3 2 2

Sale Price

**\$340,000**

Sale Date: 16/05/2016

Distance from Property: 135m



**11 TOY CRT, WEST WODONGA, VIC 3690**

4 2 2

Sale Price

**\$495,000**

Sale Date: 21/10/2016

Distance from Property: 163m



**6 WILLOUGHBY AVE, WEST WODONGA, VIC**

3 2 4

Sale Price

**\$385,000**

Sale Date: 02/02/2017

Distance from Property: 313m



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 CLEELAND COURT, 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:

\$469,000

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
25 CLEELAND CRT, WEST WODONGA, VIC 3690	*\$463,500	26/04/2017
5 TOY CRT, WEST WODONGA, VIC 3690	\$480,000	31/01/2017
20 BREWER DR, WEST WODONGA, VIC 3690	\$515,000	09/09/2016
39 BREWER DR, WEST WODONGA, VIC 3690	\$340,000	16/05/2016

11 TOY CRT, WEST WODONGA, VIC 3690	\$495,000	21/10/2016
6 WILLOUGHBY AVE, WEST WODONGA, VIC 3690	\$385,000	02/02/2017