



# 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** 

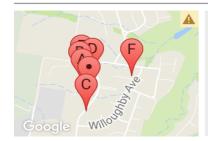
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\*\$463,500

Sale Date: 26/04/2017

Distance from Property: 74m













\$480,000

Sale Date: 31/01/2017

Distance from Property: 126m





20 BREWER DR, WEST WODONGA, VIC 3690







Sale Price

\$515.000

Sale Date: 09/09/2016

Distance from Property: 131m







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







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<br>Including suburb and<br>postcode | 2 CLEELAND COURT, WEST WODONGA, VIC 3690 |
|---|--|
|---|--|

# Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquotin |           |  |  |  |  |
|---|-----------|--|--|--|--|
| Single Price:   | \$469,000 |  |  |  |  |

# Median sale price

| Median price | \$315,000                    | House | Χ      | Unit | Suburb     | WEST WODONGA |
|--------------|------------------------------|-------|--------|------|------------|--------------|
| Period       | 01 July 2016 to 30 June 2017 |       | Source | 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 |
|---|------------|--------------|
| 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 |

