

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**35 WHERNSIDE DRIVE, WODONGA, VIC** 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**\$385,000 to 405,000**

Provided by: Heidi Bourke, Sellbuyrent

SUBURB MEDIAN

**WODONGA, VIC, 3690**

Suburb Median Sale Price (House)

\$326,000

01 October 2016 to 31 March 2017

Provided by: 

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.

**98 YARRALUMLA DR, WODONGA, VIC 3690** 4  2  3

Sale Price

\$385,000

Sale Date: 23/12/2016

Distance from Property: 328m

**51 AVONDALE DR, WODONGA, VIC 3690** 4  2  2

Sale Price

\$407,000

Sale Date: 06/04/2017

Distance from Property: 266m

**8 PINKERTON CRT, WODONGA, VIC 3690** 4  2  3

Sale Price

\$365,000

Sale Date: 11/07/2016

Distance from Property: 895m



This report has been compiled on 09/06/2017 by Sellbuyrent. Property Data Solutions Pty Ltd 2017 - 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

35 WHERNSIDE DRIVE, WODONGA, VIC 3690

Indicative selling price

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

Single Price / Range

385,000 to 405,000

Median sale price

Median price

\$326,000

House

X

Unit


Suburb

WODONGA

Period

01 October 2016 to 31 March 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
98 YARRALUMLA DR, WODONGA, VIC 3690	\$385,000	23/12/2016
51 AVONDALE DR, WODONGA, VIC 3690	Price Withheld	06/04/2017
8 PINKERTON CRT, WODONGA, VIC 3690	\$365,000	11/07/2016