

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 WHERNSIDE DRIVE, WODONGA, VIC







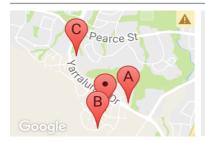
Indicative Selling Price

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: **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.



98 YARRALUMLA DR, WODONGA, VIC 3690







Sale Price

\$385,000

Sale Date: 23/12/2016

Distance from Property: 328m





51 AVONDALE DR, WODONGA, VIC 3690







Sale Price \$407,000

Sale Date: 06/04/2017

Distance from Property: 266m





8 PINKERTON CRT, WODONGA, VIC 3690







Sale Price

\$365,000

Sale Date: 11/07/2016

Distance from Property: 895m



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
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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			Sour	rce	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
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

