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REAL ESTATE

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Statement of Information

3 BURROWS COURT, WODONGA, VIC 3690

Prepared by William Bonnici, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BURROWS COURT, WODONGA, VIC 3690 3 1 1

Indicative Selling Price

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

Single Price: **\$ 229,000**

Provided by: William Bonnici, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$324,000

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.



1 GARDNER ST, WODONGA, VIC 3690

3 1 1

Sale Price

***\$189,000**

Sale Date: 01/05/2017

Distance from Property: 352m



14 NICOLE CRES, WODONGA, VIC 3690

3 1 4

Sale Price

\$263,500

Sale Date: 11/03/2017

Distance from Property: 220m



3 ZEINERT ST, WODONGA, VIC 3690

3 2 2

Sale Price

\$275,000

Sale Date: 27/02/2017

Distance from Property: 510m



This report has been compiled on 21/06/2017 by First National Bonnici & Associates. 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

3 BURROWS COURT, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$ 229,000

Median sale price

Median price

\$324,000

House

Unit

Suburb

WODONGA

Period

01 October 2016 to 31 March 2017

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 |
|-----------------------------------|------------|--------------|
| 1 GARDNER ST, WODONGA, VIC 3690 | *\$189,000 | 01/05/2017 |
| 14 NICOLE CRES, WODONGA, VIC 3690 | \$263,500 | 11/03/2017 |
| 3 ZEINERT ST, WODONGA, VIC 3690 | \$275,000 | 27/02/2017 |