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# Statement of Information

9 PINEHURST FAIRWAY, WEST WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 9 PINEHURST FAIRWAY, WEST

4 2 2

#### Indicative Selling Price

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

Single Price: **\$549,000**

Provided by: Tiago Neves, First National Bonnici & Associates

## MEDIAN SALE PRICE



### WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

**\$328,750**

01 January 2017 to 31 December 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.



### 6 MONTCLAIR AVE, WEST WODONGA, VIC

4 2 3

Sale Price

**\*\$490,000**

Sale Date: 08/01/2018

Distance from Property: 139m



### 47 FIRESTONE WAY, WEST WODONGA, VIC

4 2 2

Sale Price

**\*\$566,000**

Sale Date: 15/02/2018

Distance from Property: 262m



### 4 COTTLESLOE CRT, WEST WODONGA, VIC

4 2 2

Sale Price

**\*\$599,000**

Sale Date: 05/10/2017

Distance from Property: 290m



This report has been compiled on 19/03/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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70 FIRESTONE WAY, WEST WODONGA, VIC

4 2 2

Sale Price

**\$562,500**

Sale Date: 16/11/2017

Distance from Property: 498m



## 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

9 PINEHURST FAIRWAY, 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: \$549,000

### Median sale price

Median price

\$328,750

House

Unit

Suburb

WEST WODONGA

Period

01 January 2017 to 31 December 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
6 MONTCLAIR AVE, WEST WODONGA, VIC 3690	*\$490,000	08/01/2018
47 FIRESTONE WAY, WEST WODONGA, VIC 3690	*\$566,000	15/02/2018
4 COTTLESLOE CRT, WEST WODONGA, VIC 3690	*\$599,000	05/10/2017
70 FIRESTONE WAY, WEST WODONGA, VIC 3690	\$562,500	16/11/2017