

STATEMENT OF INFORMATION

26 WARE AVENUE, WEST WODONGA, VIC 3690

PREPARED BY TIAGO NEVES, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 WARE AVENUE, WEST WODONGA, VIC  4  2  2

Indicative Selling Price

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

Single Price: **\$335,000**

Provided by: Tiago Neves, 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: 

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.



13 ROBERT CRES, WEST WODONGA, VIC 3690  3  2  2

Sale Price

\$300,000

Sale Date: 02/02/2017

Distance from Property: 346m



9 OVENS CRT, WEST WODONGA, VIC 3690  3  2  4

Sale Price

\$320,000

Sale Date: 14/03/2017

Distance from Property: 469m



22 PEACOCK AVE, WEST WODONGA, VIC 3690  3  2  2

Sale Price

\$325,000

Sale Date: 09/11/2016

Distance from Property: 547m



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30 KOETONG CRES, WEST WODONGA, VIC

 3  2  2

Sale Price

\$339,000

Sale Date: 17/01/2017

Distance from Property: 550m



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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

26 WARE AVENUE, WEST WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$335,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

WEST WODONGA

Period

01 July 2016 to 30 June 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
13 ROBERT CRES, WEST WODONGA, VIC 3690	\$300,000	02/02/2017
9 OVENS CRT, WEST WODONGA, VIC 3690	\$320,000	14/03/2017
22 PEACOCK AVE, WEST WODONGA, VIC 3690	\$325,000	09/11/2016
30 KOETONG CRES, WEST WODONGA, VIC 3690	\$339,000	17/01/2017