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Statement of Information

6 MORRISON STREET, WODONGA, VIC 3690

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MORRISON STREET, WODONGA, VIC

3 1 1

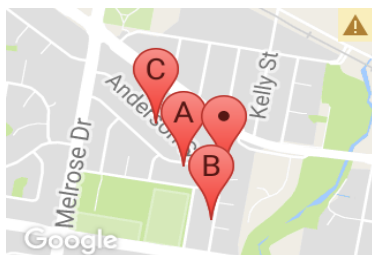
Indicative Selling Price

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

Single Price: \$229,000

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$324,500

01 July 2016 to 30 June 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.



39 WORNES DR, WODONGA, VIC 3690

4 1 3

Sale Price

***\$240,000**

Sale Date: 23/03/2017

Distance from Property: 136m



25 MORRISON ST, WODONGA, VIC 3690

3 1 1

Sale Price

\$220,000

Sale Date: 02/02/2017

Distance from Property: 185m



21 ANDERSON ST, WODONGA, VIC 3690

3 1 2

Sale Price

\$211,000

Sale Date: 18/01/2017

Distance from Property: 289m



This report has been compiled on 05/07/2017 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

6 MORRISON STREET, 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

\$324,500

House

X

Unit

Suburb

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
39 WORNES DR, WODONGA, VIC 3690	*\$240,000	23/03/2017
25 MORRISON ST, WODONGA, VIC 3690	\$220,000	02/02/2017
21 ANDERSON ST, WODONGA, VIC 3690	\$211,000	18/01/2017