



Bonnici &
Associates



STATEMENT OF INFORMATION

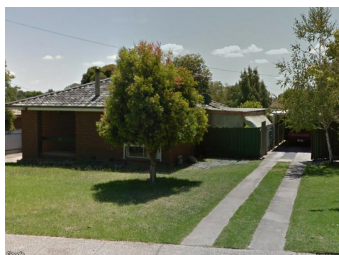
42 LONDON ROAD, WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 LONDON ROAD, WODONGA, VIC 3690

3 1 2

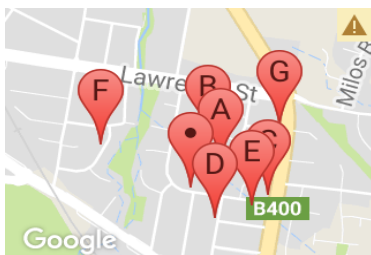
Indicative Selling Price

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

Price Range:

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$320,000

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.



21 BELGRADE AVE, WODONGA, VIC 3690

3 1 3

Sale Price

\$205,000

Sale Date: 29/03/2017

Distance from Property: 133m



20 HAGUE RD, WODONGA, VIC 3690

3 1 1

Sale Price

\$205,000

Sale Date: 12/11/2016

Distance from Property: 182m



93 CHAPPLE ST, WODONGA, VIC 3690

3 1 4

Sale Price

\$205,000

Sale Date: 18/05/2017

Distance from Property: 258m



This report has been compiled on 11/09/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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105 GRALEN ST, WODONGA, VIC 3690

3 1 4

Sale Price

\$235,000

Sale Date: 23/02/2017

Distance from Property: 136m



63 LONDON RD, WODONGA, VIC 3690

3 1 2

Sale Price

\$235,000

Sale Date: 31/08/2016

Distance from Property: 213m



3 WARSAW CRES, WODONGA, VIC 3690

3 1 2

Sale Price

\$237,000

Sale Date: 23/05/2017

Distance from Property: 340m



71 CHAPPLE ST, WODONGA, VIC 3690

3 1 -

Sale Price

\$65,000

Sale Date: 26/06/2017

Distance from Property: 371m



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

42 LONDON ROAD, WODONGA, VIC 3690

Indicative selling price

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

Price Range:

Median sale price

Median price

\$320,000

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
21 BELGRADE AVE, WODONGA, VIC 3690	\$205,000	29/03/2017
20 HAGUE RD, WODONGA, VIC 3690	\$205,000	12/11/2016
93 CHAPPLE ST, WODONGA, VIC 3690	\$205,000	18/05/2017
105 GRALEN ST, WODONGA, VIC 3690	\$235,000	23/02/2017

63 LONDON RD, WODONGA, VIC 3690	\$235,000	31/08/2016
3 WARSAW CRES, WODONGA, VIC 3690	\$237,000	23/05/2017
71 CHAPPLE ST, WODONGA, VIC 3690	\$65,000	26/06/2017