

Liam Marshall

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

13 Kenneth Watson Drive Bandiana VIC 3691

 4  2  2

Indicative Selling Price

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

Single Price \$469,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 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.


7 McAuliffe Street Wodonga VIC 3690
 4  2  3

Sold Price

\$505,000

Sold Date

23-Jan-18

Distance

1.3km

44 Starbush Road Bandiana VIC 3691
 4  3  2

Sold Price

\$460,000

Sold Date

03-Aug-18

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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77 Axford Boulevard Wodonga VIC 3690	Sold Price	\$435,000	Sold Date	08-May-18
 -  -  -			Distance	1.44km

RS = Recent sale

UN = Undisclosed Sale

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