

STATEMENT OF INFORMATION

163 LAWRENCE STREET, WODONGA, VIC 3690

PREPARED BY WILLIAM BONNICI, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163 LAWRENCE STREET, WODONGA, VIC - 2 6

Indicative Selling Price

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

Single Price: **\$459,000**

Provided by: William Bonnici, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$340,000

01 April 2017 to 31 March 2018

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.



54 THOMAS MITCHELL DR, WODONGA, 3 1 4

Sale Price

\$373,500

Sale Date: 09/03/2018

Distance from Property: 563m



56 BROCKLEY ST, WODONGA, VIC 3690 3 1 1

Sale Price

\$252,500

Sale Date: 26/02/2018

Distance from Property: 570m



27 HOVELL ST, WODONGA, VIC 3690 3 1 6

Sale Price

***\$455,000**

Sale Date: 21/02/2018

Distance from Property: 941m



This report has been compiled on 27/04/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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18 TOWER ST, WODONGA, VIC 3690

3 1 2

Sale Price

\$350,000

Sale Date: 20/02/2018

Distance from Property: 339m



24 BROCKLEY ST, WODONGA, VIC 3690

3 1 -

Sale Price

***\$470,000**

Sale Date: 02/02/2018

Distance from Property: 469m



14 CUMMINGS ST, WODONGA, VIC 3690

3 2 4

Sale Price

\$475,000

Sale Date: 22/12/2017

Distance from Property: 477m



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

163 LAWRENCE STREET, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$459,000

Median sale price

Median price

\$340,000

House

X

Unit

Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

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
54 THOMAS MITCHELL DR, WODONGA, VIC 3690	\$373,500	09/03/2018
56 BROCKLEY ST, WODONGA, VIC 3690	\$252,500	26/02/2018
27 HOVELL ST, WODONGA, VIC 3690	*\$455,000	21/02/2018
18 TOWER ST, WODONGA, VIC 3690	\$350,000	20/02/2018

24 BROCKLEY ST, WODONGA, VIC 3690	*\$470,000	02/02/2018
14 CUMMINGS ST, WODONGA, VIC 3690	\$475,000	22/12/2017