

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 24 INNISFREE DRIVE, WEST WODONGA, 🕮 4 🕒 2 🚓 4







**Indicative Selling Price** 

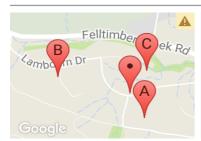
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$695,000 to \$768,000

Provided by: Joan Naldrett, Joan Naldrett Real Estate

### **MEDIAN SALE PRICE**



# WEST WODONGA, VIC, 3690

**Suburb Median Sale Price (House)** 

\$327,500

01 January 2017 to 31 December 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.



31 MCGAFFINS RD, WEST WODONGA, VIC







Sale Price

\$760,000

Sale Date: 05/05/2017

Distance from Property: 206m





13 MCLEISH CRT, WEST WODONGA, VIC 3690 🛚 🖴 4









Sale Price

#### **Price Withheld**

Sale Date: 12/10/2017

Distance from Property: 492m





1 LAMBOURN DR, WEST WODONGA, VIC 3690 🕮 4







**Sale Price** 

\$805.000

Sale Date: 11/07/2017

Distance from Property: 202m



# 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 24 INNISFREE DRIVE, WEST WODONGA, VIC 3690

# Indicative selling price

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

Price Range: \$695,000 to \$768,000

## Median sale price

Median price	\$327,500	House	Χ	Unit	Suburb	WEST WODONGA	
Period	01 January 2017 to 31 2017	31 December		Source	p	pricefinder	

## 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
31 MCGAFFINS RD, WEST WODONGA, VIC 3690	\$760,000	05/05/2017
13 MCLEISH CRT, WEST WODONGA, VIC 3690	Price Withheld	12/10/2017
1 LAMBOURN DR, WEST WODONGA, VIC 3690	\$805,000	11/07/2017