

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

4 - -

Sale Price

\$760,000

Sale Date: 05/05/2017

Distance from Property: 206m



13 MCLEISH CRT, WEST WODONGA, VIC 3690

4 2 2

Sale Price

Price Withheld

Sale Date: 12/10/2017

Distance from Property: 492m



1 LAMBOURN DR, WEST WODONGA, VIC 3690

4 2 2

Sale Price

\$805,000

Sale Date: 11/07/2017

Distance from Property: 202m



This report has been compiled on 24/01/2018 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2018 - 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

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

X

Unit


Suburb

WEST WODONGA

Period

01 January 2017 to 31 December 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
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