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Statement of Information

3 HAMER MEWS, WEST WODONGA, VIC 3690

Prepared by Tara Cobbe, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HAMER MEWS, WEST WODONGA, VIC

3 2 2

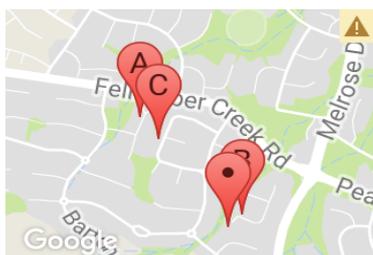
Indicative Selling Price

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

Price Range: **\$260,000 to \$280,000**

Provided by: Tara Cobbe, First National Bonnici & Associates

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.



4 COOK PL, WEST WODONGA, VIC 3690

3 2 4

Sale Price

***\$295,000**

Sale Date: 08/12/2017

Distance from Property: 501m



8 HAMER MEWS, WEST WODONGA, VIC 3690

3 2 2

Sale Price

\$316,000

Sale Date: 28/11/2017

Distance from Property: 65m



24 MCEWEN CRES, WEST WODONGA, VIC 3690

3 2 2

Sale Price

***\$295,000**

Sale Date: 14/11/2017

Distance from Property: 398m



This report has been compiled on 23/01/2018 by First National Bonnici & Associates. 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

3 HAMER MEWS, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range: \$260,000 to \$280,000

Median sale price

Median price

\$327,500

House

Unit

Suburb

WEST WODONGA

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
4 COOK PL, WEST WODONGA, VIC 3690	*\$295,000	08/12/2017
8 HAMER MEWS, WEST WODONGA, VIC 3690	\$316,000	28/11/2017
24 MCEWEN CRES, WEST WODONGA, VIC 3690	*\$295,000	14/11/2017