



Bonnici &
Associates



STATEMENT OF INFORMATION

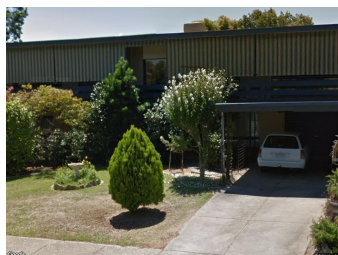
4 MIRABELLE COURT, WODONGA, VIC 3690

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MIRABELLE COURT, WODONGA, VIC

4 3 3

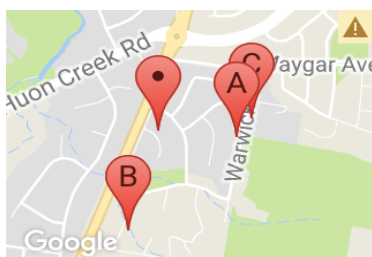
Indicative Selling Price

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

Single Price: **\$375,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$344,000

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.



19 WARWICK RD, WODONGA, VIC 3690

4 2 2

Sale Price

\$420,000

Sale Date: 09/02/2018

Distance from Property: 262m



10 HELSINGOR AVE, WODONGA, VIC 3690

4 3 2

Sale Price

\$398,000

Sale Date: 20/07/2017

Distance from Property: 378m



8 WARWICK RD, WODONGA, VIC 3690

4 2 2

Sale Price

\$450,000

Sale Date: 18/07/2017

Distance from Property: 318m



This report has been compiled on 21/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

4 MIRABELLE COURT, WODONGA, VIC 3690

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$344,000

House

Unit

Suburb

WODONGA

Period

01 April 2017 to 31 March 2018

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
19 WARWICK RD, WODONGA, VIC 3690	\$420,000	09/02/2018
10 HELSINGOR AVE, WODONGA, VIC 3690	\$398,000	20/07/2017
8 WARWICK RD, WODONGA, VIC 3690	\$450,000	18/07/2017