

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BRUCE STREET, WEST WODONGA, VIC  4  2  1

Indicative Selling Price

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

Price Range: \$330,000 to \$340,000

Provided by: Brenda Stuart, Ray Mack Real Estate

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$327,000

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.



44 MENZIES ST, WEST WODONGA, VIC

 4  2  2

Sale Price

***\$360,000**

Sale Date: 05/02/2018

Distance from Property: 329m



6 AZURE DR, WEST WODONGA, VIC 3690

 3  2  2

Sale Price

***\$309,000**

Sale Date: 15/03/2018

Distance from Property: 661m



58 BARTON ST, WEST WODONGA, VIC

 3  2  2

Sale Price

\$335,000

Sale Date: 01/02/2018

Distance from Property: 711m



This report has been compiled on 04/04/2018 by Ray Mack 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

6 BRUCE STREET, WEST WODONGA, VIC 3690

Indicative selling price

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

Price Range:

\$330,000 to \$340,000

Median sale price

Median price

\$327,000

House

X

Unit

Suburb

WEST 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
44 MENZIES ST, WEST WODONGA, VIC 3690	*\$360,000	05/02/2018
6 AZURE DR, WEST WODONGA, VIC 3690	*\$309,000	15/03/2018
58 BARTON ST, WEST WODONGA, VIC 3690	\$335,000	01/02/2018